

**RENOVATIONS AND
ADDITIONS
POLYTECH SCHOOL DISTRICT
POLYTECH HIGH SCHOOL
WOODSIDE DELAWARE**

BID PACK “C”

VOLUME 1

April 1, 2013

PROJECT ADDRESS

**Polytech School District
823 Walnut Shade Rd.
Woodside, DE 19980**

OWNER

POLYTECH SCHOOL DISTRICT

ARCHITECTS

**DELAWARE ARCHITECTS, LLC
550 SOUTH DUPONT BOULEVARD
SUITE E
MILFORD, DELAWARE
302-491-6047**

VOLUME 1

DIVISION 0 - PROCUREMENT AND CONTRACT REQUIREMENTS

000110	Table of Contents
000115	List of Drawings
001113	Advertisement for Bid
002113	Instructions to Bidders
004100	Bid Forms
005200	Agreement Forms
006113	Performance and Payment Bonds
006216	Certificate of Insurance
007200	General Conditions
007300	Supplementary General Conditions A232-2009
007343	Wage Rate Requirements

DIVISION 1 - GENERAL REQUIREMENTS

011100	Summary of Work
012100	Allowances
012200	Unit Prices
012300	Alternates
012600	Change Order Procedures
012613	Contractor Compensation
012900	Payment Procedures
013113	Project Coordination Meetings
013119	Pre-Installation Meetings
013125	Web-Based Project Management System
013216	Construction Schedule
013219	Submittals Register
013226	Contractor Daily Reports
013300	Submittal Procedures
013523	Safety Program
014500	Quality Control
015113	Temporary Electricity
015123	Temporary Heating, Cooling and Ventilating
015200	Construction Facilities & Temporary Controls
016200	Material and Equipment
017329	Cutting and Patching
017700	Contract Closeout

DIVISION 9 – FINISHES

093000	Tiling
096240	Modular Athletic Flooring
096513	Resilient Base and Accessories
096519	Resilient Tile Flooring

Polytech High School – Renovations and Additions
Bid Pack B
1 Apr 2013

096813 Tile Carpeting

BID PACKAGE 'A' Drawings and Specifications Issued for Construction dated 22 Aug 12

BID PACKAGE 'B' Drawings and Specifications Issued for Construction dated 15 Jan 13

END OF SECTION

SECTION 000115 LIST OF DRAWINGS

DRWG NO.	DRAWING NAME	BID PACKS	ISSUE DATE	LATEST REVISION DATE
G1.1	COVER SHEET	A, B, C	9-Jul-12	15-Aug-12
G1.2	INDEX OF DRAWINGS	A, B, C	9-Jul-12	17-Jan-13
G1.3	WALL TYPES	B	15-Aug-12	15-Aug-12
G1.4	A.D.A DETAILS	B	15-Aug-12	17-Jan-13
CIVIL & LANDSCAPING				
C-001	PRELIMINARY OVERALL SITE PLAN	A	14-Dec-11	22-Aug-12
C-101	OVERALL EXISTING CONDITIONS	A	14-Dec-11	22-Aug-12
C-102	DEMOLITION PLAN	A	14-Dec-11	22-Aug-12
C-103	DEMOLITION PLAN	A	14-Dec-11	22-Aug-12
C-201	SITE PLAN	A, B	14-Dec-11	22-Aug-12
C-202	SITE PLAN	A, B	14-Dec-11	22-Aug-12
C-203	ALTERNATES 2-7 SITE PAVING PLAN	A	14-Dec-11	22-Aug-12
C-300	OVERALL SANITARY SEWER PLAN	A	14-Dec-11	22-Aug-12
C-301	UTILITY PLAN	A	14-Dec-11	22-Aug-12
C-302	UTILITY PLAN	A	14-Dec-11	22-Aug-12
C-303	PUMPING STATION PLANS, SECTIONS AND NOTES	A	14-Dec-11	22-Aug-12
C-304	PUMPING STATION STRUCTURAL DETAILS AND FORCE MAIN	A	14-Dec-11	22-Aug-12
C-401	GRADING PLAN	A	14-Dec-11	22-Aug-12
C-402	GRADING PLAN	A	14-Dec-11	22-Aug-12
C-500	SEDIMENT AND STORMWATER MANAGEMENT OVERALL PLAN AND KEY SHEET	A	14-Dec-11	22-Aug-12
C-501	SEDIMENT AND STORMWATER MANAGEMENT PLAN	A	14-Dec-11	22-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-1

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

DRWG NO.	DRAWING NAME	BID PACKS	ISSUE DATE	LATEST REVISION DATE
C-502	SEDIMENT AND STORMWATER MANAGEMENT PLAN	A	14-Dec-11	22-Aug-12
C-503	SEDIMENT AND STORMWATER MANAGEMENT PLAN	A	14-Dec-11	22-Aug-12
C-504	SEDIMENT AND STORMWATER MANAGEMENT- BIOSWALE 1,2, &3 PLAN, PROFILE & SECTION AND CONSTRUCTED WETLAND SECTION	A	14-Dec-11	22-Aug-12
C-505	SEDIMENT AND STORMWATER MANAGEMENT- BIOSWALE 4 PLAN, PROFILE & SECTION, S.W.M. SECTION & OUTLET STRUCTURE CR 5 DETAIL	A	14-Dec-11	22-Aug-12
C-506	SEDIMENT AND STORMWATER MANAGEMENT BIORETENTION PLAN & SECTIONS AND EXISTING S.W.M. POND PLAN, SECTION AND DETAILS	A	14-Dec-11	22-Aug-12
C-507	SEDIMENT AND STORMWATER MANAGEMENT DETAILS	A	14-Dec-11	22-Aug-12
C-508	SEDIMENT AND STORMWATER MANAGEMENT DETAILS	A	14-Dec-11	22-Aug-12
C-601	ENTRANCE SIGNAGE AND STRIPING PLAN	A	14-Dec-11	22-Aug-12
C-602	ENTRANCE PLAN	A	14-Dec-11	22-Aug-12
C-603	ENTRANCE DETAILS AND SECTIONS	A	14-Dec-11	22-Aug-12
C-604	ENTRANCE EROSION AND SEDIMENT CONTROL PLAN	A	14-Dec-11	22-Aug-12
C-701	SANITARY SEWER PROFILES	A	14-Dec-11	22-Aug-12
C-901	CONSTRUCTION DETAILS	A	14-Dec-11	22-Aug-12
C-902	CONSTRUCTION DETAILS	A	14-Dec-11	22-Aug-12
C-903	CONSTRUCTION DETAILS	A	14-Dec-11	22-Aug-12
C-904	PLAZA AND COURTYARD DETAILS	A	14-Dec-11	22-Aug-12
L-101	LANDSCAPING DEVELOPMENT PLAN	A	14-Dec-11	22-Aug-12
L-102	LANDSCAPING DEVELOPMENT BUFFER-FRONT PLAN	A	14-Dec-11	22-Aug-12
L-103	LANDSCAPE DEVELOPMENT AND EAST AND WEST PARKING AREAS	A	14-Dec-11	22-Aug-12
L-104	LANDSCAPE DEVELOPMENT CONSTRUCTED WETLANDS AND REFORESTATION	A	14-Dec-11	22-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-2

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
ARCHITECTURAL				
AREA 'A' - EXISTING SPACES				
AA0.1	FIRE PARTITION PLAN; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA0.2	FIRE PARTITION PLAN; RADIO/TV, MEDICAL	B	15-Aug-12	15-Aug-12
AA1.0.1	DEMOLITION PLAN; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA1.0.2	DEMOLITION PLAN; CORRIDOR, EXISTING GYM	B	15-Aug-12	15-Aug-12
AA1.0.3	DEMOLITION PLAN; RADIO/TV, MEDICAL	B	15-Aug-12	15-Aug-12
AA1.1.1	FLOOR PLAN; WEIGHT ROOM & LOCKERS	B, C	15-Aug-12	7-Jan-13
AA1.1.2	FLOOR PLAN; RADIO/TV, MEDICAL	B, C	15-Aug-12	15-Aug-12
AA1.2	ROOF PLAN; EXISTING GYM	B	15-Aug-12	15-Aug-12
AA1.3.1	REFLECTED CEILING PLANS; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA1.3.2	REFLECTED CEILING PLANS; CORRIDOR	B	15-Aug-12	15-Aug-12
AA1.3.3	REFLECTED CEILING PLANS; RADIO/TV, MEDICAL	B	15-Aug-12	15-Aug-12
AA1.4.1	FLOORING PLAN; WEIGHT ROOM & LOCKERS	B, C	15-Aug-12	1-Mar-13
AA1.4.2	FLOORING PLANS; EXISTING GYM, RADIO/TV	B, C	15-Aug-12	15-Aug-12
AA1.5.1	FF&E PLAN AND SCHEDULE; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA1.5.2	FF&E PLAN AND SCHEDULE; EXISTING GYM	B	15-Aug-12	15-Aug-12
AA1.6.1	IT PLAN AND SCHEDULE; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA1.6.2	IT PLAN AND SCHEDULE; RADIO/TV	B	15-Aug-12	15-Aug-12
AA1.7.1	AV PLAN AND SCHEDULE; WEIGHT ROOM & LOCKERS	B	15-Aug-12	15-Aug-12
AA1.7.2	AV PLAN AND SCHEDULE; EXISTING GYM, RADIO/TV	B	15-Aug-12	15-Aug-12
AA4.1	INTERIOR ELEVATIONS; WEIGHT ROOM & LOCKERS	B, C	15-Aug-12	17-Jan-13
AA6.1	ROOM FINISH, DOOR & ALUM. ASSY. SCHEDULE	B, C	15-Aug-12	21-Nov-12
AA6.2	DOOR & ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AA6.3	DOOR & ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AREA 'B' MULTI-PURPOSE ROOM				
AB0.1	FIRE PARTITION PLAN	B	15-Aug-12	15-Aug-12
AB1.1	FLOOR PLAN	B, C	15-Aug-12	15-Aug-12
AB1.2	ROOF PLAN	B	15-Aug-12	15-Aug-12
AB1.3	REFLECTED CEILING PLAN	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
AB1.4	FLOORING PLAN	B, C	15-Aug-12	15-Aug-12
AB1.5.1	FF&E PLAN, LOWER, AND SCHEDULE	B	15-Aug-12	15-Aug-12
AB1.5.2	FF&E PLAN, UPPER	B	15-Aug-12	15-Aug-12
AB1.7	A/V PLAN AND SCHEDULE	B	15-Aug-12	15-Aug-12
AB2.1	EXTERIOR ELEVATIONS	B	15-Aug-12	11-Feb-13
AB3.1	SECTION "A" AND DETAILS	B	15-Aug-12	15-Aug-12
AB3.2	SECTION "C" AND DETAILS	B	15-Aug-12	15-Aug-12
AB3.3	SECTION "D" AND DETAILS	B	15-Aug-12	15-Aug-12
AB3.4	SECTION "E" AND DETAILS	B	15-Aug-12	15-Aug-12
AB4.1	INTERIOR ELEVATIONS	B	15-Aug-12	11-Feb-13
AB4.2	INTERIOR ELEVATIONS	B	15-Aug-12	11-Feb-13
AB6.1	ROOM FINISH, DOOR, AND WINDOW SCHEDULE	B, C	15-Aug-12	21-Nov-12
AB6.2	DOOR & ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AB6.3	DOOR & ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AREA 'C' ENVIRONMENTAL SCIENCES				
AC0.1	FIRE PARTITION PLAN	B	15-Aug-12	15-Aug-12
AC1.0	DEMOLITIONS PLAN AND ELEVATION	B	15-Aug-12	15-Aug-12
AC1.1	FLOOR PLAN	B, C	15-Aug-12	15-Aug-12
AC1.2	ROOF PLAN	B	15-Aug-12	15-Aug-12
AC1.3	REFLECTED CEILING PLAN	B	15-Aug-12	15-Aug-12
AC1.4	FLOORING PLAN	B, C	15-Aug-12	15-Aug-12
AC1.5	FF&E PLAN AND SCHEDULE	B	15-Aug-12	15-Aug-12
AC1.6	IT PLAN AND SCHEDULE	B	15-Aug-12	15-Aug-12
AC1.7	AV PLAN AND SCHEDULE	B	15-Aug-12	15-Aug-12
AC2.1	EXTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AC3.1	SECTIONS	B	15-Aug-12	15-Aug-12
AC4.1	ENLARGED AREA PLANS	B	15-Aug-12	15-Aug-12
AC4.2	INTERIOR ELEVATIONS	B	15-Aug-12	17-Jan-13
AC4.3	INTERIOR ELEVATIONS	B	15-Aug-12	17-Jan-13
AC4.4	INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AC5.1	SECTION DETAILS	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
AC5.2	SECTION DETAILS	B	15-Aug-12	15-Aug-12
AC5.3	SECTION DETAILS	B	15-Aug-12	15-Aug-12
AC5.4	SECTION DETAILS	B	15-Aug-12	15-Aug-12
AC5.5	DETAILS	B	15-Aug-12	15-Aug-12
AC6.1	ALUMINUM ASSEMBLY AND ROOM FINISH S	B	15-Aug-12	15-Aug-12
AC6.2	DOOR & FRAME ELEVATIONS AND SCHEDULE	B	15-Aug-12	17-Jan-13
AC6.3	DOOR AND ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AC6.4	DOOR AND ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AC6.5	DOOR AND ALUM. ASSEMBLY DETAILS	B	15-Aug-12	15-Aug-12
AC6.6	WINDOW AND DOOR DETAILS	B	15-Aug-12	15-Aug-12
AREA 'D' AUDITORIUM WING				
AD0.1	CODE COMPLIANCE FIRST FLOOR PLAN	B	15-Aug-12	15-Aug-12
AD1.0	DEMOLITION FLOOR PLAN	B	15-Aug-12	15-Aug-12
AD1.1	OVERALL FIRST FLOOR PLAN	B, C	15-Aug-12	15-Aug-12
AD1.2	OVERALL CLERESTORY PLAN	B	15-Aug-12	15-Aug-12
AD1.3	OVERALL ROOF PLAN	B	15-Aug-12	15-Aug-12
AD1.4	FLOOR PLAN, AREA 'A'	B, C	15-Aug-12	15-Aug-12
AD1.5	REFLECTED CEILING PLAN, AREA 'A'	B	15-Aug-12	15-Aug-12
AD1.6	FLOOR MATERIAL PLAN, AREA 'A'	B, C	15-Aug-12	15-Aug-12
AD1.7	FF&E PLAN, AREA 'A'	B	15-Aug-12	15-Aug-12
AD1.8	IT PLAN, AREA 'A'	B	15-Aug-12	15-Aug-12
AD1.9	AV PLAN, AREA 'A'	B	15-Aug-12	15-Aug-12
AD1.10	FLOOR PLAN, AREA 'B'	B, C	15-Aug-12	15-Aug-12
AD1.11	REFLECTED CEILING PLAN, AREA 'B'	B	15-Aug-12	15-Nov-12
AD1.12	FLOOR MATERIAL PLAN, AREA 'B'	B, C	15-Aug-12	15-Aug-12
AD1.13	FF&E PLAN, AREA 'B'	B	15-Aug-12	15-Aug-12
AD1.14	IT PLAN, AREA 'B'	B	15-Aug-12	15-Aug-12
AD1.15	AV PLAN, AREA 'B'	B	15-Aug-12	15-Aug-12
AD1.16	FLOOR PLAN, AREA 'C'	B, C	15-Aug-12	15-Aug-12
AD1.17	REFLECTED CEILING PLAN, AREA 'C'	B	15-Aug-12	15-Aug-12
AD1.18	FLOOR MATERIAL PLAN, AREA 'C'	B, C	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
AD1.19	FF&E PLAN, AREA 'C'	B	15-Aug-12	15-Aug-12
AD1.20	IT PLAN, AREA 'C'	B	15-Aug-12	15-Aug-12
AD1.21	AV PLAN, AREA 'C'	B	15-Aug-12	15-Aug-12
AD1.22	OVERALL FLOOR PATTERN PLAN - AREAS A, B, C	B, C	15-Aug-12	15-Aug-12
AD1.23	A/V CUT SHEETS	B	15-Aug-12	15-Aug-12
AD1.24	LARGE SCALE PLAZA PLANS	B	15-Aug-12	15-Aug-12
AD1.25	LARGE SCALE PLAZA PLANS	B	15-Aug-12	15-Aug-12
AD2.1	EXTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD2.2	EXTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD2.3	EXTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD3.1	BUILDING SECTIONS	B	15-Aug-12	15-Aug-12
AD3.2	BUILDING SECTIONS	B	15-Aug-12	15-Aug-12
AD3.3	BUILDING SECTIONS	B	15-Aug-12	15-Aug-12
AD3.4	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.5	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.6	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.7	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.8	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.9	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.10	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.11	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.12	WALL SECTIONS	B	15-Aug-12	15-Aug-12
AD3.13	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD3.14	WALL SECTIONS	B	15-Aug-12	11-Mar-13
AD4.1	AREA "A" INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD4.2	AREA "A" INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD4.3	AREA "B" INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD4.4	AREA "C" INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD4.5	CASEWORK SCHEDULE	B	15-Aug-12	15-Aug-12
AD4.6	LARGE SCALE PLANS	B	15-Aug-12	15-Aug-12
AD4.7	LARGE SCALE AUDITORIUM PLAN	B	15-Aug-12	7-Dec-12
AD4.8	AUDITORIUM BLDG. SECTION	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
AD4.9	AUDITORIUM ELEVATIONS AND DETAILS	B	15-Aug-12	15-Aug-12
AD4.10	LARGE SCALE STAGE EQUIPMENT PLAN	B	15-Aug-12	15-Aug-12
AD4.11	INTERIOR ELEVATIONS	B	15-Aug-12	15-Aug-12
AD5.1	DETAILS	B	15-Aug-12	15-Aug-12
AD5.2	DETAILS	B	15-Aug-12	11-Mar-13
AD5.3	DETAILS	B	15-Aug-12	15-Aug-12
AD5.4	MISC. DETAILS	B	15-Aug-12	15-Aug-12
AD6.1	ROOM FINISH SCHEDULE	B, C	15-Aug-12	15-Aug-12
AD6.2	DOOR SCHEDULE	B	15-Aug-12	15-Nov-12
AD6.3	HOLLOW METAL AND STOREFRONT FRAME DETAILS	B	15-Aug-12	15-Aug-12
AD6.4	STOREFRONT FRAME ELEVATIONS	B	15-Aug-12	15-Aug-12
AD6.5	CURTAIN WALL ELEVATIONS	B	15-Aug-12	15-Aug-12
AD6.6	HOLLOW METAL AND STEEL DETAILS	B	15-Aug-12	15-Aug-12
AD6.7	HOLLOW METAL AND STEEL DETAILS	B	15-Aug-12	11-Mar-13
AD6.8	ALUMINUM FRAME DETAILS	B	15-Aug-12	15-Aug-12
AD6.9	ALUMINUM FRAME DETAILS	B	15-Aug-12	13-Feb-13
STRUCTURAL				
GENERAL				
S-1.0	STRUCTURAL NOTES	B	15-Aug-12	15-Aug-12
S-1.01	SPECIAL INSPECTION NOTES	B	15-Aug-12	15-Aug-12
S-3.1	TYPICAL SECTIONS & DETAILS	B	15-Aug-12	19-Feb-13
S-3.2	TYPICAL SECTIONS & DETAILS	B	15-Aug-12	12-Mar-13
S-3.3	TYPICAL SECTIONS & DETAILS	B	15-Aug-12	15-Aug-12
AREA 'A' - EXISTING SPACES				
SA1.1	CORRIDOR, WEIGHT ROOM & LOCKERS- ROOF FRAMING PLAN	B	15-Aug-12	15-Aug-12
SA1.2	RADIO / TV & MEDICAL ROOF FRAMING PLAN	B	15-Aug-12	15-Aug-12
AREA 'B' - MULTI-PURPOSE ROOM				
SB-1.1	MULTIPURPOSE ROOM ALTERNATE - FOUNDATION	B	15-Aug-12	15-Aug-12
SB-1.2	MULTIPURPOSE ROOM ALTERNATE - ROOF FRAMING PLAN	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-7

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
SB-2.1	MULTIPURPOSE ROOM ALTERNATE - SECTION	B	15-Aug-12	15-Aug-12
AREA 'C' - ENVIRONMENTAL SCIENCES				
SC-1.1	ENVIRONMENTAL SCIENCES - FOUNDATION	B	15-Aug-12	15-Aug-12
SC-1.2	ENVIRONMENTAL SCIENCES - ROOF FRAMING	B	15-Aug-12	15-Aug-12
SC-2.1	ENVIRONMENTAL SCIENCES - SECTIONS & DETAILS	B	15-Aug-12	15-Aug-12
AREA 'D' AUDITORIUM WING				
SD-1.1A	AUDITORIUM AREA A - FOUNDATION PLAN	B	15-Aug-12	8-Feb-13
SD-1.1B	AUDITORIUM AREA B - FOUNDATION PLAN	B	15-Aug-12	19-Feb-13
SD-1.1C	AUDITORIUM AREA C - FOUNDATION PLAN	B	15-Aug-12	8-Feb-13
SD-1.2A	AUDITORIUM AREA A - LOW ROOF FRAMING	B	15-Aug-12	12-Mar-13
SD-1.2B	AUDITORIUM AREA B - LOW ROOF FRAMING	B	15-Aug-12	12-Mar-13
SD-1.2C	AUDITORIUM AREA C - LOW ROOF FRAMING	B	15-Aug-12	15-Aug-12
SD-1.3	AUDITORIUM OVERALL HIGH ROOF FRAMING	B	15-Aug-12	12-Mar-13
SD-2.1	AUDITORIUM SECTIONS & DETAILS	B	15-Aug-12	12-Mar-13
SD-2.2	AUDITORIUM SECTIONS & DETAILS	B	15-Aug-12	12-Mar-13
SD-4.1	AUDITORIUM FRAMING ELEVATIONS	B	15-Aug-12	15-Aug-12
PLUMBING & FIRE PROTECTION				
SITE				
P-300	SITE UTILITY PLAN - PLUMBING	A	8-Jun-12	8-Jun-12
P-301	SITE UTILITY PLAN - PLUMBING	A	8-Jun-12	8-Jun-12
P-302	ROOF PLAN - PLUMBING		8-Jun-12	8-Jun-12
GENERAL				
P1.0	LEGEND PLUMBING & FIRE PROTECTION	B	15-Aug-12	15-Aug-12
P1.1	DETAILS PLUMBING	B	15-Aug-12	15-Aug-12
P1.2	DETAILS PLUMBING	B	15-Aug-12	15-Aug-12
P1.3	SCHEDULES PLUMBING	B	15-Aug-12	15-Aug-12
FP1.1	DETAILS - FIRE PROTECTION	B	15-Aug-12	15-Aug-12
FP1.2	EXIST. BLDG AREA 'A', ADDITION 'B' & 'D' FIRE	B	15-Aug-12	7-Dec-12

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-8

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
AREA 'A' - EXISTING SPACES				
DPA1.1	WEIGHT RM. & LOCKERS DEMOLITION PLUMBING	B	15-Aug-12	15-Aug-12
PUAB1.1	EXISTING GYM BELOW SLAB PLUMBING	B	15-Aug-12	15-Aug-12
PA1.1	CORRIDOR PLUMBING	B	15-Aug-12	15-Aug-12
PA1.2	WEIGHT RM. & LOCKERS PLUMBING	B	15-Aug-12	5-Mar-13
AREA 'B' - MULTI-PURPOSE ROOM				
PPFB1.1	FIRST FLOOR FIRE PROTECTION & PLUMBING PLAN	B	15-Aug-12	15-Aug-12
PB1.2	PLUMBING ROOF PLAN	B	15-Aug-12	7-Dec-12
AREA 'C' - ENVIRONMENTAL SCIENCES				
DPC1.1	ENVIRONMENTAL SCIENCES DEMOLITION PLUMBING	B	15-Aug-12	15-Aug-12
PUC1.1	ENVIRONMENTAL SCIENCES BELOW SLAB PLUMBING	B	15-Aug-12	7-Dec-12
PC1.1	ENVIRONMENTAL SCIENCES FIRST FLOOR PLUMBING PLAN	B	15-Aug-12	5-Mar-13
AREA 'D' AUDITORIUM WING				
PUD1.1	AREA 'A' BELOW SLAB PLUMBING	B	15-Aug-12	15-Aug-12
PUD1.2	AREA 'B' & 'C' BELOW SLAB PLUMBING	B	15-Aug-12	15-Aug-12
PD1.1	PLUMBING PLAN AREA "A"	B	15-Aug-12	4-Dec-12
PD1.2	PLUMBING PLAN AREA "B"	B	15-Aug-12	15-Aug-12
PD1.3	PLUMBING PLAN AREA "C"	B	15-Aug-12	15-Aug-12
PD2.1	PLUMBING ROOF PLAN	B	15-Aug-12	7-Dec-12
FPD1.1	AREA 'A' & 'B' FIRE PROTECTION PLAN	B	15-Aug-12	15-Aug-12
FPD1.2	AREA 'C' FIRE PROTECTION PLAN	B	15-Aug-12	15-Aug-12
MECHANICAL				
GENERAL				

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
M1.0	LEGEND MECHANICAL	B	15-Aug-12	15-Aug-12
M1.1	DETAILS MECHANICAL	B	15-Aug-12	15-Aug-12
M1.2	DETAILS MECHANICAL	B	15-Aug-12	15-Aug-12
M1.3	DETAILS MECHANICAL	B	15-Aug-12	15-Aug-12
M1.4	DETAILS MECHANICAL	B	15-Aug-12	7-Dec-12
M1.5	SCHEDULES MECHANICAL	B	15-Aug-12	15-Aug-12
M1.6	SCHEDULES MECHANICAL	B	15-Aug-12	15-Aug-12
M1.7	SCHEDULES MECHANICAL	B	15-Aug-12	15-Aug-12
AREA 'A' - EXISTING SPACES				
DMA1.1	WEIGHT ROOM. & LOCKERS DEMOLITION MECHANICAL	B	15-Aug-12	15-Aug-12
DMA1.2	EXISTING GYM DEMOLITION MECHANICAL	B	15-Aug-12	15-Aug-12
DMA1.3	RADIO/TV & MEDICAL DEMOLITION MECHANICAL	B	15-Aug-12	4-Dec-12
MA1.1	CORRIDOR MECHANICAL	B	15-Aug-12	15-Aug-12
MA1.2	WEIGHT RM. & LOCKERS MECHANICAL	B	15-Aug-12	15-Aug-12
MA1.3	RADIO / TV & MEDICAL MECHANICAL	B	15-Aug-12	4-Dec-12
AREA 'B' - MULTI-PURPOSE ROOM				
MB1.1	FIRST FLOOR HVAC PLAN	B	15-Aug-12	15-Aug-12
MB2.1	MECHANICAL ROOF PLAN	B	15-Aug-12	15-Aug-12
AREA 'C' - ENVIRONMENTAL SCIENCES				
DMC1.1	ENVIRONMENTAL SCIENCES DEMOLITION MECHANICAL	B	15-Aug-12	15-Aug-12
MC1.1	FIRST FLOOR HVAC PLAN	B	15-Aug-12	15-Aug-12
MPC1.1	FIRST FLOOR PIPING PLAN	B	15-Aug-12	15-Aug-12
MC2.1	MECHANICAL ROOF PLAN	B	15-Aug-12	15-Aug-12
AREA 'D' AUDITORIUM WING				
MD1.1	MECHANICAL AREA "A"	B	15-Aug-12	15-Aug-12
MD1.2	MECHANICAL AREA "B"	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

DRWG NO.	DRAWING NAME	BID PACKS	ISSUE DATE	LATEST REVISION DATE
MD1.3	MECHANICAL AREA "C"	B	15-Aug-12	15-Aug-12
MD2.1	MECHANICAL ROOF PLAN	B	15-Aug-12	15-Aug-12
MPD1.1	MECHANICAL PIPING PLAN AREA "A"	B	15-Aug-12	15-Aug-12
MPD1.2	MECHANICAL PIPING PLAN AREA "B"	B	15-Aug-12	15-Aug-12
MPD1.3	MECHANICAL PIPING PLAN AREA "C"	B	15-Aug-12	15-Aug-12
ELECTRICAL				
SITE				
E-100	SITE DEMOLITION PLAN ELECTRICAL	A	8-Jun-12	8-Jun-12
E-101	SITE DEMOLITION PLAN ELECTRICAL	A	8-Jun-12	8-Jun-12
E-300	SITE UTILITY PLAN ELECTRICAL	A, B	8-Jun-12	7-Dec-12
E-301	SITE UTILITY PLAN ELECTRICAL	A, B	8-Jun-12	8-Jun-12
E-302	PUMP STATION ELECTRICAL SITE PLAN	A, B	8-Jun-12	28-Nov-12
E-303	PUMP STATION ELECTRICAL CONTROL PANEL	A	8-Jun-12	3-Aug-12
GENERAL				
E1.1	ELECTRICAL SCHEDULES	B	15-Aug-12	4-Dec-12
E1.2	ELECTRICAL SCHEDULES	B	15-Aug-12	28-Nov-12
E1.3	SINGLE LINE DIAGRAM & LEGEND ELECTRIC	B	15-Aug-12	7-Dec-12
E1.4	SINGLE LINE DIAGRAM & LEGEND ELECTRIC	B	15-Aug-12	7-Dec-12
AREA 'A' - EXISTING SPACES				
DEA1.1	CORRIDOR DEMOLITION ELECTRICAL	B	15-Aug-12	7-Dec-12
DEA1.2	WEIGHT ROOM & LOCKERS DEMOLITION ELE	B	15-Aug-12	7-Dec-12
DEA1.3	RADIO / TV & MEDICAL DEMOLITION ELECTR	B	15-Aug-12	7-Dec-12
EA1.1	EXIST. CORRIDOR ELECTRICAL	B	15-Aug-12	7-Dec-12
EA1.2	WEIGHT ROOM & LOCKERS ELECTRICAL	B	15-Aug-12	7-Dec-12
EA1.3	RADIO / TV & MEDICAL ELECTRICAL	B	15-Aug-12	7-Dec-12
EA1.4	EXIST. AREAS E-1, E-2, F, G, & H ELECTRICAL	B	15-Aug-12	15-Aug-12
AREA 'B' - MULTI-PURPOSE ROOM				

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-11

Polytech High School – Renovations and Additions

Bid Pack C

1 Apr 2013

<i>DRWG NO.</i>	<i>DRAWING NAME</i>	<i>BID PACKS</i>	<i>ISSUE DATE</i>	<i>LATEST REVISION DATE</i>
EB1.1	FIRST FLOOR LIGHTING PLAN	B	15-Aug-12	15-Aug-12
EB1.2	FIRST FLOOR POWER PLAN	B	15-Aug-12	15-Aug-12
EB2.1	ELECTRICAL ROOF PLAN	B	15-Aug-12	15-Aug-12
AREA 'C' - ENVIRONMENTAL SCIENCES				
DEC1.1	ENVIRONMENTAL SCIENCES DEMOLITION E	B	15-Aug-12	15-Aug-12
EC1.1	FIRST FLOOR LIGHTING PLAN	B	15-Aug-12	15-Aug-12
EC1.2	FIRST FLOOR POWER PLAN	B	15-Aug-12	28-Nov-12
EC2.1	ELECTRICAL ROOF PLAN	B	15-Aug-12	15-Aug-12
AREA 'D' AUDITORIUM WING				
ELD1.1	LIGHTING PLAN AREA "A"	B	15-Aug-12	7-Dec-12
ELD1.2	LIGHTING PLAN AREA "B"	B	15-Aug-12	7-Dec-12
ELD1.3	LIGHTING PLAN AREA "C"	B	15-Aug-12	15-Aug-12
EPD1.1	POWER PLAN AREA "A"	B	15-Aug-12	7-Dec-12
EPD1.2	POWER PLAN AREA "B"	B	15-Aug-12	7-Dec-12
EPD1.3	POWER PLAN AREA "C"	B	15-Aug-12	7-Dec-12
EPD2.1	ELECTRICAL ROOF PLAN	B	15-Aug-12	15-Aug-12

LIST OF DRAWINGS

PU 09, Revised 5/11

000115-12

SECTION 001113 ADVERTISEMENT FOR BID

Receipt of Bids

Public notice is hereby given that sealed bids for the following prime contracts will be received for the construction of Polytech High School Renovations and Additions located in Woodside, Delaware. Bids will be received at the **Polytech School District Offices, 823 Walnut Shade Road, Woodside, Delaware 19980 until 3:00 PM local time on Thursday, 25 April 2013** at which time they will be publicly opened and read aloud. *Bids will not be accepted at the high school offices. Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened.* The time and location of the bid opening may be extended with a minimum of 2 calendar days notice to the Bidders.

Contract: C-15 Carpet, VCT & Ceramic Tile

Bidding Documents

Documents may be viewed and downloaded at EDiS' FTP site after 9 April 2013. Bidders requesting the log on information may obtain user name and password permission by contacting Christian McCone with EDiS Company at **cmccone@ediscompany.com or 302-421-2973**. Each contractor will be required to provide the following information prior to receiving the log on information: company name, contact name, email address, phone number, fax number and postal mailing address.

It is the responsibility of each bidder to review and coordinate all Project Documents. This includes plans, specifications and addendums. Documents may also be examined at the Construction Manager, EDiS Company, 110 S. Poplar Street, Suite 400, Wilmington, Delaware 19801; the Architect, Delaware Architects LLC, 500 S. DuPont Blvd., Suite E, Milford, Delaware 19963; and the office of Delaware Contractors Association, 527 Christiana Stanton Road, Newark, Delaware 19713.

Bid Security

A bid security in the amount of 10% of the bid, plus consent of surety must accompany each bid. Bid Security shall specify the Owner as the obligee. Owner: Polytech School District, 823 Walnut Shade Road, Woodside, Delaware 19980.

Pre-Bid Meeting

A pre-bid meeting will be held at Polytech School District, 823 Walnut Shade Road, Woodside, Delaware 19980 on Tuesday 9 April 2013 at 3:30 PM local time. A site visit will be conducted immediately following the pre-bid meeting. This site visit will be the only opportunities for the bidders to visit the existing building and review existing conditions affecting the work. Attendance is highly recommended but not mandatory.

Questions

Please contact EDiS Company, Christian J. McCone at 302-421-2973 or 302-383-4417 with questions.

Polytech High School – Renovations and Additions
Bid Pack C
1 Apr 2013

Conformance to the Delaware Architectural Accessibility Act and the standards of the Architectural Accessibility Board is required on the Project.

END OF SECTION

SECTION 002113 - INSTRUCTIONS TO BIDDERS

1. DEFINITIONS

- 1.1 Bidding Documents include the Contract Documents, Invitation to Bid, Instructions to Bidders, the Proposal Forms, Contract, General Conditions of the Contract, Supplementary Conditions, Specifications, Plans, and any Addenda issued prior to receipt of bids.
- 1.2 All definitions set forth in the General Conditions and the other Contract Documents are applicable to the Bidding Documents.
- 1.3 “Addenda” are written or graphic instruments issued by the Architect/Engineer prior to the receipt of bids which modify or interpret the Bidding Documents, by additions, deletions, clarifications or corrections. Addenda become part of the contract documents upon execution of the agreement.
- 1.4 The term Work is defined in 1.1.3 of the General Conditions.
- 1.5 A “Unit of Work” includes all Work covered by the one or more Sections of the specifications listed under that particular Unit of Work in Section 011100 - SUMMARY OF WORK. A Unit of Work is the smallest portion of the Project for which a separate Bid will be accepted by the Construction Manager. The word “Unit” means “Unit of Work” whenever the context clearly implies “Unit of Work”.
- 1.6 A “Bid” is a complete and properly signed proposal to do one or more Units of Work for the sum stipulated therein.
- 1.7 A “Bidder” is one who submits a Bid to the Bidding Agency for the Unit or Units of Work indicated therein.
- 1.8 A substantial amount of specification language constitutes definitions for terms found in other Contract Documents, including drawings, which must be recognized as diagrammatic in nature and not completely descriptive of requirements indicated thereon. Certain terms used in Contract Documents are defined generally in this article. Definitions and explanations to this section are not necessarily either complete or exclusive, but are general for the work to the extent not stated more explicitly in another provision of Contract Documents.
- 1.9 General Requirements (or Conditions) apply to entire work of Contract and, where so indicated, to other elements which are included in the project.
- 1.10 The term “indicated” is a cross reference to details, notes or schedules on the Drawings, to other similar means of recording requirements in the Contract Documents. Where terms such as “shown”, “noted”, “schedule” and “specified” are

used in lieu of “indicate,” it is for purpose of helping to locate cross reference and no limitation of location is intended, except as specifically noted.

- 1.11 Where not otherwise explained, terms such as “directed”, “requested”, “authorized”, “selected”, “approved”, “required”, “accepted” and “permitted” mean “directed by Construction Manager or Architect”, “requested by Construction Manager or Architect”, etc.
- 1.12 Where used in conjunction with Construction Manager’s or Architect’s response to submittals, requests, applications, inquiries, reports and claims by Contractor, the meaning of the term “approved” will be held to limitations of Construction Manager’s and Architect’s responsibilities and duties as specified in General and Supplementary Conditions. In no case will “approval” by Construction Manager or Architect be interpreted as a release of Contractor from responsibilities to fulfill requirements of the Contract Documents.
- 1.13 The “Project Site” is the space available to Contractor for performance of the Work, either exclusively or in conjunction with others performing other work as part of the Project. The extent of project site is shown on the Drawings and may or may not be identical with description of the land upon which project is to be built. The Contractor shall visit the site to verify contract or construction limits.
- 1.14 Except as otherwise defined in greater detail, term “furnish” is used to mean supply and deliver to project site, ready for unloading, unpacking, assembly, installation, etc., as applicable in each instance.
- 1.15 Except as otherwise defined in greater detail, term “install” is used to describe operations at project site including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning and similar operations as applicable in each instance.
- 1.16 Except as otherwise defined in greater detail, term “provide” means furnish and install, complete and ready for intended use, as applicable in each instance.
- 1.17 An “Installer” is the entity, person or firm, engaged by the Contractor or his subcontractor or sub-subcontractor for the performance of a particular unit of work at the project site, including installation, erection, application and similar required operation. It is a general requirement that such installers be expert in operations they are engaged to perform.
- 1.18 The duties and obligations of the Contract apply to this Contractor (as defined herein) regardless of similar or identical duties or obligations of other Prime Contractors related to the Project. Therefore, even though other Prime Contractors may have similar, identical or overlapping duties and obligations, each and every duty and obligation set forth in this Contract is enforceable against this Contractor.

2. BIDDER'S REPRESENTATION

2.1 Each Bidder in submitting its bid represents that:

1. It has read and understands the Bidding Documents and its Bid is made in accordance therewith.
2. Contractor has visited the site; familiarized himself with the local conditions under which the work is to be performed; compared the site with drawings and specifications; satisfied himself of the conditions of delivery, handling and storage of materials and all other matters that may be incidental to the Work before submitting his Bid.
3. Its Bid is based upon the materials and equipment described within the Bidding Documents without exceptions.

2.2 EVIDENCE OF REPRESENTATION

1. Submission of a Bid will be considered as evidence of the bidder's representation. No allowance will subsequently be made to the successful contractor by reason of any error omission on his part, due to his neglect in complying with the requirements of this article.

3. BIDDING DOCUMENTS

3.1 ISSUANCE

1. The drawings and specifications of preceding bid packages may not be issued with the drawings and specifications of this bid package but are included by reference in the Table of Contents. Contractors bidding on work in this bid package are responsible for knowing what work has preceded this bid package and how it affects its work. In order to assist contractors in this effort, the contract documents from preceding or simultaneous bid packages will be available for review at the Construction Manager's main office and job site office. Bidding documents will be available on the EDiS FTP site, **bids.ediscompany.com**. It is the responsibility of each Bidder to review and coordinate all Project Documents. This includes plans, specifications and addendums.
2. Bidding Documents will not be issued to subcontractors or other individuals or organizations that will not be contracting directly with the Owner.
3. The complete set of Bidding Documents shall be used in preparing bids; neither the Owner, the Architect nor the Construction Manager assume any

responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

4. The Owner, Architect, and the Construction Manager, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining bids on the Work and do not confer a license or grant for any other use.

3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

1. Bidders shall examine the Bidding Documents carefully and shall promptly notify the Construction Manager of any ambiguity, inconsistency or error which they may discover. No request for adjustment of Contract Time or Sum shall be permitted with regard to any purported ambiguity, inconsistency or error not promptly noticed to the Construction Manager.
2. Bidders requiring clarification or interpretation of the Bidding Documents shall make a written request to the Construction Manager to reach him at least seven days prior to the date of receipt of bids.
3. Any interpretation, correction or change of the Bidding Documents will be made by Addendum. Interpretations, corrections, or changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon such interpretations, corrections, and changes.

3.3 SUBSTITUTIONS

1. Refer to Specification Section 016200 - MATERIAL AND EQUIPMENT.
2. Substitution requests must be made at least seven (7) days prior to the receipt of bids.

3.4 ADDENDA

1. Addenda will be emailed, mailed, faxed or delivered to each person or firm recorded by the Construction Manager as having received a complete set of the Bidding Documents, and will be available for inspection wherever the Bidding Documents are kept available for that purpose.
2. Sub-Bidders, Suppliers, Manufacturers and others wishing to have Addenda mailed free of charge directly to them should address a letter to the Construction Manager requesting a listing on the Addenda mailing list for this Project. Such letter must include no other subject matter, must clearly identify this Project by name, and must indicate, line for line, exactly how the name and address is to be typed on the envelope. Phone requests will not be accepted.

The Construction Manager will endeavor, but expressly does not promise, to mail Addenda directly to those who have properly requested. Such mailing list is for this one Project only.

3. Addenda issued during the time of bidding shall be listed on Bid form in the space provided. Failure of a Bidder to receive any Addendum shall not release the Bidder from any obligations under his Bid, provided said addendum was sent by email, fax or by U.S. Mail to the addresses furnished by the bidder for transmittal of mail.
4. No Addenda will be issued later than three (3) days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which extends the time or changes the location for the opening of Bids.

4. BIDDING PROCEDURE

4.1 FORM AND STYLE OF BIDS

1. Bids shall be submitted in triplicate upon the proposal form included in these specifications, or upon an exact copy of it.
2. The Bidder shall complete all blank spaces on the Bid form.
3. Where indicated on the Bid form, sums shall be expressed in both words and figures. In case of discrepancy between the two, the written amount shall govern.
4. Any interlineation, alteration or erasure of an entry made in a blank space of the form must be initialed by the signer of the Bid. However, no interlineation, alteration or erasure shall be made in the wording printed on the bid form unless the Bidder is instructed by the Bidding Documents to do so. The Bidders shall add no stipulations or qualifications on the Bid form or accompanying the bid form unless permitted by or instructed by the Bidding Documents to do so.
5. All requested quantities, unit prices and alternates shall be included as part of the bid.
6. All signatures shall be in long hand.
7. The Bidder shall include on the Bid Form, within the Base Bid total costs associated with providing both the Labor and Material Payment and Performance Bonds.
8. The Bidder shall affix his seal to the bid form, if organized as a corporation.

4.2 SUBMISSION OF BIDS

1. Bids shall be deposited at the designated location prior to the time and date for receipt of Bids indicated in the Invitation to Bid, or any extension thereof made by Addendum. The time and location of the bid opening may be extended with a minimum of two (2) calendar days notice to the Bidders. Bids received after the time and date for receipt of Bids will be marked “LATE BID” and returned. The bids shall be delivered to the Polytech School District Offices NOT the Polytech High School Administrative Office. See the attached map to show the location of the Polytech School District Offices.
2. The Bid Proposal (3 copies) shall be enclosed in a sealed envelope. The envelope shall be addressed to the Owner, and shall be identified with the Project name, the Bidder’s name and address and the Unit of Work included in the Bid.
3. If the Bidder submits his Bid by mail, he shall enclose the above described sealed envelope in a separate mailing envelope with the notation “BID ENCLOSED” on the face thereof.
4. Bids shall include a fully executed Bid Bond, Power of Attorney, Non-collusion Statement, Consent of Surety and Subcontractor listing.

4.3 MODIFICATION OR WITHDRAWAL OF BID

1. A Bidder may modify his Bid in writing at any time prior to the time scheduled for receiving Bids, provided such written modification is received by the Construction Manager prior to said time.
2. Unless specifically authorized, faxed bids will not be considered.
3. No Bidder shall modify, withdraw or cancel his Bid or any part thereof for NINETY (90) days after the time designed for the receipt of Bids, in the Invitation to Bid. Any further extension of the time will be by mutual consent of the Owner and the Contractor.
4. A Bid may be withdrawn up until the time scheduled for receiving the Bids. Such withdrawal shall be in writing.

5. CONSIDERATIONS OF BIDS

5.1 OPENING OF BIDS

1. Bid shall be publicly opened and read aloud.

5.2 REJECTION OF BIDS

1. The Owner, in its sole discretion, shall have the right to reject any or all bids for any reason or for no reason whatsoever.

5.3 ACCEPTANCE OF BIDS

1. The Owner, in its sole discretion, shall have the right to waive any informality or irregularity in any Bid received.
2. The Owner shall have the right to accept Alternates in any order or combination.

6. SUBCONTRACT INFORMATION

6.1 SUBMISSION OF SUBCONTRACTOR LIST

1. Should the Contractor fail to utilize any or all of the Subcontractors in the Contractor's Bid statement in the performance of the Work on the public bidding, the Contractor shall be penalized in the amount of (project specific amount *). The Agency may determine to deduct payment of the penalty from the Contractor or have the amount paid directly to the Agency. Any penalty amount assessed against the Contractor may be remitted or refunded, in whole or in part, by the Agency awarding the Contract, only if it is established to the satisfaction of the Agency that the Subcontractor in question has defaulted or is no longer engaged in such business. No claim for the remission or refund of any penalty shall be granted unless an application is filed within one year after the liability of the successful Bidder accrues. All penalty amounts assessed and not refunded or remitted to the Contractor shall be reverted to the State.

* one (1) percent of the contract amount not to exceed \$10,000.

2. Upon request of the Construction Manager, the Bidder shall within seven (7) days of the request submit a list of the other subcontractors or other persons or organizations (including those who are to furnish materials or equipment fabricated to a special design) if any, proposed for the various portions of the Work not included in the subcontractors list submitted with the bid.
3. The Bidder will be required to establish to the satisfaction of the Construction Manager the capability and experience of all proposed subcontractors to furnish and perform the work described in the sections of the specifications pertaining to such proposed subcontractor's respective trades.
4. Subcontractors and other persons and organizations proposed by the Bidder

and accepted by the Owner must be used on the work for which they were proposed and accepted, and shall not be changed except with the written approval of the Construction Manager.

7. EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS

During the performance of this Contract, the Contractor agrees as follows:

- 7.1 The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin. The Contractor will take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, sex or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by the contracting agency setting forth this nondiscrimination clause.
- 7.2 The Contractor will, in all solicitants or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color sex, or national origin.
- 7.3 The term “Contract for public works” means construction, reconstruction, demolition, alteration and repair work and maintenance work paid for, in whole or in part, with public funds.
- 7.4 The Secretary of the Department of Labor shall be responsible for the administration of this section and shall adopt such rules and regulations and issue such orders as he deems necessary to achieve the purpose thereof, provided that no requirement established hereby shall be in conflict with subchapter 6904 of this title.

8. PREVAILING WAGE REQUIREMENT

- 8.1 Wage Provisions: In accordance with Delaware Code, Title 29, Section 6960, renovation projects whose total cost shall exceed \$15,000 and \$100,000 for new construction, the minimum wage rates for various classes of laborers and mechanics shall be as determined by the Department of Labor, Division of Industrial Affairs of the State of Delaware.
- 8.2 The prevailing wage shall be the wage paid to a majority of employees performing similar work as reported in the Department’s annual prevailing wage survey or in

the absence of a majority, the average paid to all employees reported.

- 8.3 The Contractor shall pay all mechanics and labors employed directly upon the site of work, unconditionally and not less often than once a week and without subsequent deduction or rebate on any account the full amounts accrued at time of payment, computed at wage rates not less than those stated in the specifications, regardless of any contractual relationship which may be alleged to exist between the employer and such laborers and mechanics.
- 8.4 The scale of the wages to be paid shall be posted by the employer in a prominent and easily accessible place at the site of the work.
- 8.5 Every contract based upon these specifications shall contain a stipulation that certified sworn payroll reports be maintained by every Contractor and Subcontractor performing work upon the site of construction. The Contractor and Subcontractor shall keep and maintain the sworn payroll information for a period of 2 years from the last day of the work week covered by the payroll. A certified copy of these payroll reports shall be made available: 1) Effective June 30, 2007, all Contractors performing work on public work projects are required to furnish sworn payroll records on a weekly basis to the Department of Labor. Specifically, 29 Del. C. § 6960(c) states that “(e)very contract... shall contain a stipulation that sworn payroll information, as required by the Department of Labor, be furnished weekly.” Further, that “(t)he Department of Labor shall keep and maintain the sworn payroll information for a period of 6 months from the last day of the work week covered by the payroll.” Lastly, the failure to submit payroll reports shall be subject to a civil penalty of not less than \$1,000 nor more than \$5,000 for each violation. 29 Del. C. § 6960(e). Sworn payroll information shall consist of a fully completed and notarized report on a form provided upon request by the Department of Labor. *See Delaware Prevailing Wage Regulations VII A.2(c)*; 2) upon request by the public or for copies thereof. However, a request by the public must be made through the Department of Labor. The requesting party shall, prior to being provided the records, reimburse the costs of preparation by the Department of Labor in accordance with the Department’s copying fee policy. The public shall not be given access to the records at the principal office of the Contractor or Subcontractor; and 3) the certified payroll records shall be on a form provided by the Department of Labor or shall contain the same information as the form provided by the Department and shall be provided within 10 days from receipt of notice requesting the records from the Department of Labor.

9. PERFORMANCE AND PAYMENT BONDS

- 9.1 The Contractor shall be required to furnish bonds covering the faithful performance of the contract and the payment of all obligations arising thereunder with such sureties secured through the Bidder’s usual sources as may be agreeable to the parties. The Owner shall be noted as the obligee. The Owner is the Polytech School

District.

9.2 The performance and payment bonds shall each be in an amount equal to 100% of the Contract Sum as adjusted from time to time. The Owner shall be noted as the obligee. The Owner is the Polytech School District.

9.3 TIME OF DELIVERY AND FORM OF BONDS

1. The Bidder shall deliver the required bonds within seven (7) days from receipt of request from the Construction Manager.
2. The performance and payment bonds shall be written in the form found in Section 006113 Performance and Payment Bond Forms.
3. The required bonds shall be by an authorized agent of the bonding company and shall be accompanied by a certified and current copy of the bonding agent's Power of Attorney, indicating the monetary limit of such power. The bonding company shall be licensed to operate in the state which the work is to be performed.

10. EXECUTION OF AGREEMENT

- 10.1 The Agreement will be written on a contract form, stipulated by the Owner, a copy of which is included in the Specifications.
- 10.2 The Bidder shall, within seven (7) days following its presentation, execute the Agreement and return it to the Construction Manager.
- 10.3 The Bidder agrees to commence work within seven (7) days of 1) execution of the Agreement, or 2) receipt of a Letter of Intent to execute the Agreement, or other authorization to proceed, if furnished at an earlier date.
- 10.4 If the successful Bidder fails to execute the required Contract and Bond, as aforesaid, within twenty (20) days after the date of official Notice of the Award of the Contract, their Bid guaranty shall immediately be taken and become the property of the State for the benefit of the Agency as liquidated damages, and not as a forfeiture or as a penalty. Award will then be made to the next lowest qualified Bidder of the Work or readvertised, as the Agency may decide.

11. GENERAL COMMENTS

11.1 JOINT VENTURE AGREEMENTS

In the event of a mandatory pre-bid meeting, representatives of both Joint Ventures must attend the pre-bid meeting and must be an officer and co-joint venture of the

corporations involved.

Each Joint Venture shall be qualified and capable to complete the project with their own forces.

Included with the bid submission, and as a requirement to bid, a copy of the executed Joint Venture Agreement shall be submitted and signed by all Joint Ventures involved.

All required bid bonds, performance bonds, material and labor payment bonds must be executed by both Joint Ventures and be placed in both of their names.

All required insurance certificates shall name both Joint Ventures.

Both Joint Ventures shall sign the bid form and shall submit a valid Delaware Business License Number with their bid or shall state that the process of application for a Delaware Business License has been initiated.

Both Joint Ventures shall include their Federal E. I. Number with the bid.

Due to exceptional circumstances and for good cause shown, one or more of these provisions may be waived at the discretion of the Owner.

11.2 LICENSE APPLICATION REQUIRED TO BID

A business license application must be initiated prior to or in conjunction with the submission of a bid on competitively bid contracts exceeding \$50,000; or in the case of a subcontractor, prior to the submission of a bid by the general contractor. The license application procedure may be initiated by visiting or calling the Division of Revenue.

11.3 BONDING REQUIREMENTS FOR NON-RESIDENT CONTRACTORS

All non-resident contractors are reminded that they must supply a surety or cash bond to the Division of Revenue equal to six percent (6%) of the total of all contracts exceeding \$20,000 for construction within this state. For Division of Revenue purposes, cash bonds and bank letters of credit issued by financial institutions will be accepted on all contracts.

11.4 CONTRACT AWARD TO NON-RESIDENT CONTRACTORS

Every architect, or professional engineer or contractor or construction manager engaging in the practice of such profession shall furnish the Department of Finance within 10 days after entering into any contract with a contractor or subcontractor not a resident of this State, a statement of the total value of such contract or contracts

together with the names and addresses of the contracting parties.

11.5 STATE LICENSE AND TAX REQUIREMENTS

The Contractor and Subcontractor shall be licensed to do business in the State of Delaware and shall pay all fees and taxes due under State laws. In conformance with Section 2503, Chapter 25, Title 30, Delaware Code, “the Contractor shall furnish the State Tax Department within ten (10) days after award of the Contract, a statement of the total values of each contract and subcontract, together with the names and addresses of the contracting parties . . .”

11.6 RIGHT TO AUDIT RECORDS

The Owner (contracting agency) shall have the right to audit the books and records of a Contractor or any Subcontractor under any Contract or Subcontract to the extent that the books and records relate to the performance of the Contract or Subcontract.

Said books and records shall be maintained by the Contractor for a period of three (3) years from the date of final payment under the Prime Contract and by the Subcontractor for a period of three (3) years from the date of final payment under the Subcontract.

END OF SECTION

CONTRACT B-15 CARPET, VCT & CERAMIC TILE
BID FORM

For Bids Due: _____ To: Polytech School District
823 Walnut Shade Road
Woodside, DE 19980

Name of Bidder: _____

Bidder Address: _____

Contact Name: _____ E-Mail Address: _____

Delaware Business License No.: _____ Taxpayer ID No.: _____

(Other License Nos.): _____

Phone No.: () _____ - _____ Fax No.: () _____ - _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

\$ _____ (\$ _____)

ALTERNATES (Bidders must review Section 012300 Alternates for a complete description of alternates)

Alternate No. 1: Multi-Purpose Room Addition – Area ‘B’

Add/Deduct _____ (\$ _____)

Alternate No. 2: Renovations to Existing Corridors - Area ‘AC’

Add/Deduct _____ (\$ _____)

Alternate No. 3: Renovations to Existing Gymnasium – Area ‘AG’

Add/Deduct _____ (\$ _____)

Alternate No. 4: Renovations to Existing Medical Education Rooms – Area ‘AM’

Add/Deduct _____ (\$ _____)

Alternate No. 5: Renovations to Existing Radio & TV Rooms – Area ‘AR’

Add/Deduct _____ (\$ _____)

Alternate No. 6: Renovations to Existing Weight and Locker Rooms – Area ‘AW’

Add/Deduct _____ (\$ _____)

UNIT PRICES

Unit prices conform to applicable project specification section. Refer to the specifications for a complete description of the following Unit Prices:

	<u>Add</u>	<u>Deduct</u>
1. Unit Price No. 3: Price per square foot for Ardex floor leveling on existing concrete slabs	_____	_____

NOTE: The difference in price between Add and Deduct in the above Unit Prices should not exceed ten percent (10%).

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for ninety (90) days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid (if required).

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ By: _____
(SEAL) (Authorized Signature)

(Title)

Date: _____

ATTACHMENTS

- Sub-Contractor List
- Non-Collusion Statement
- Bid Bond
- Consent of Surety
- (Others as Required by Project Manuals)

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor must be listed for each category where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the Owner, it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>
1. Carpet	_____	_____
2. VCT	_____	_____
3. Ceramic Tile	_____	_____
4. Sport Court Flooring	_____	_____

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date

All the terms and conditions of **B-15 Carpet, VCT & Ceramic Tile** have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE
(TYPED): _____

AUTHORIZED REPRESENTATIVE
(SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20_____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

BID BOND

TO ACCOMPANY PROPOSAL
(Not necessary if security is used)

KNOW ALL MEN BY THESE PRESENTS That: _____ of _____
_____ in the County of _____ and State of _____
_____ as Principal, and _____ of _____ in
the County of _____ and State of _____ as Surety,
legally authorized to do business in the State of Delaware (“State”), are held and firmly unto the **Polytech School District** in the sum of _____ Dollars (\$ _____), or
percent not to exceed _____ Dollars
(S _____) of amount of bid on Contract No. **B-15 Carpet, VCT & Ceramic Tile** to be
paid to the **Polytech School District** for the use and benefit of the **Polytech School District** for which
payment well and truly to be made, we do bind ourselves, our and each of our heirs, executors,
administrators. and successors, jointly and severally for and in the whole firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH That if the above bounden Principal who has
submitted to the **Polytech School District** a certain proposal to enter into this contract for the furnishing
of certain material and/or services within the State, shall be awarded this Contract, and if said Principal
shall well and truly enter into and execute this Contract as may be required by the terms of this Contract
and approved by the **Polytech School District** this Contract to be entered into within twenty days after
the date of official notice of the award thereof in accordance with the terms of said proposal, then this
obligation shall be void or else to be and remain in full force and virtue.

Sealed with _____ seal and dated this ___ day of _____ in the year of our Lord
two thousand and _____ (20__).

SEALED, AND DELIVERED IN THE PRESENCE OF

Name of Bidder (Organization)

Corporate
Seal

By: _____
Authorized Signature

Attest _____

Title

Name of Surety

Witness _____

Title

CONSENT OF SURETY

DATE _____

To:

Gentlemen:

We, the _____

(Surety Company's Address)

a Surety Company authorized to do business in the State of Delaware hereby agrees that if

(Contractor)

(Address)

is awarded the Contract No. _____

We will write the required Performance and/or Labor and Material Bond required by Paragraph 9 of the Instructions to Bidders.

(Surety Company)

By

(Attorney-in-Fact)

END OF SECTION

SECTION 005200 - AGREEMENT

1. SUMMARY

1.1. The Agreement Form for this Project is the American Institute of Architects Standard Form of Agreement between Owner and Contractor, Construction Manager as Advisor, AIA Document A132 - 2009 Edition.

1.2 A copy of AIA Document A132 – 2009 Edition is bound into this Project Manual following this page.

1.2.1 Under Article 5.1.4.5 add the following:

“Upon completion of the work under the Contract, the Owner may release 60% of the amount then retained. The balance of the amount retained will be held until:

- A. All reports required of the Contract are received;
- B. All Subcontractors in trades listed on the Bid Form are paid by the Contractor, unless the amount owed to the Subcontractor is disputed, in which case the Owner may withhold 150% of the amount withheld by the Contractor in its dispute with the Subcontractor; and
- C. Final payment is authorized by the Owner.”

END OF SECTION

AIA[®] Document A132[™] – 2009

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the day of in the year
(*In words, indicate day, month and year.*)

BETWEEN the Owner:
(*Name, legal status, address and other information*)

Polytech School District
823 Walnut Shade Road
Woodside, Delaware 19980

and the Contractor:
(*Name, legal status, address and other information*)

for the following Project:
(*Name, location and detailed description*)

Polytech High School
Renovations and Additions

The Construction Manager:
(*Name, legal status, address and other information*)

EDiS Company
110 South Poplar Street, Suite 400
Wilmington, Delaware 19801

The Architect:
(*Name, legal status, address and other information*)

Delaware Architects, LLC
550 S. DuPont Blvd., Suite E
Milford, Delaware 19963

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232[™]-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132[™]-2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132[™]-2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232[™]-2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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Use Notes:

(1110465142)

005200-2

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Init.

Portion of the Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:

(Check the appropriate box.)

- Stipulated Sum, in accordance with Section 4.2 below
- Cost of the Work plus the Contractor's Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below
- Cost of the Work plus the Contractor's Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be (\$), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.2.3 Unit prices, if any:

(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.2.4 Allowances included in the Stipulated Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Allowance
------	-----------

§ 4.3 Cost of the Work Plus Contractor's Fee without a Guaranteed Maximum Price

§ 4.3.1 The Contract Sum is the Cost of the Work as defined in Exhibit A, Determination of the Cost of the Work, plus the Contractor's Fee.

§ 4.3.2 The Contractor's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)

Init.

§ 4.3.3 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 4.3.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 4.3.5 Rental rates for Contractor-owned equipment shall not exceed percent (%) of the standard rate paid at the place of the Project.

§ 4.3.6 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.3.7 The Contractor shall prepare and submit to the Construction Manager for the Owner, in writing, a Control Estimate within 14 days of executing this Agreement. The Control Estimate shall include the items in Section A.1 of Exhibit A, Determination of the Cost of the Work.

§ 4.4 Cost of the Work Plus Contractor's Fee with a Guaranteed Maximum Price

§ 4.4.1 The Contract Sum is the Cost of the Work as defined in Exhibit A, Determination of the Cost of the Work, plus the Contractor's Fee.

§ 4.4.2 The Contractor's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)

§ 4.4.3 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 4.4.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 4.4.5 Rental rates for Contractor-owned equipment shall not exceed percent (%) of the standard rate paid at the place of the Project.

§ 4.4.6 Unit Prices, if any:
(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.4.7 Guaranteed Maximum Price

§ 4.4.7.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed (\$), subject to additions and deductions by changes in the Work as provided in the Contract Documents. Such maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.
(Insert specific provisions if the Contractor is to participate in any savings.)

§ 4.4.7.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

§ 4.4.7.3 Allowances included in the Guaranteed Maximum Price, if any:
(Identify and state the amounts of any allowances, and state whether they include labor, materials, or both.)

Item	Allowance
------	-----------

§ 4.4.7.4 Assumptions, if any, on which the Guaranteed Maximum Price is based:

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the day of the month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than () days after the Construction Manager receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4.2 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.4.3 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- 1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of percent (%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions;
- 2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (%);
- 3 Subtract the aggregate of previous payments made by the Owner; and

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- .4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of the General Conditions.

§ 5.1.4.4 The progress payment amount determined in accordance with Section 5.1.4.3 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to percent (%) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work and unsettled claims; and
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.5 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.4.3.1 and 5.1.4.3.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 5.1.5 Progress Payments Where the Contract Sum is Based on the Cost of the Work without a Guaranteed Maximum Price

§ 5.1.5.1 With each Application for Payment, the Contractor shall submit the cost control information required in Exhibit A, Determination of the Cost of the Work, along with payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor; less (2) that portion of those payments attributable to the Contractor's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

§ 5.1.5.2 Applications for Payment shall show the Cost of the Work actually incurred by the Contractor through the end of the period covered by the Application for Payment and for which the Contractor has made or intends to make actual payment prior to the next Application for Payment.

§ 5.1.5.3 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take the Cost of the Work as described in Exhibit A, Determination of the Cost of the Work;
- .2 Add the Contractor's Fee, less retainage of percent (%). The Contractor's Fee shall be computed upon the Cost of the Work described in that Section at the rate stated in that Section; or if the Contractor's Fee is stated as a fixed sum, an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract retainage of percent (%) from that portion of the Work that the Contractor self-performs;
- .4 Subtract the aggregate of previous payments made by the Owner;
- .5 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Article 5 or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or withdrawn a Certificate for Payment as provided in Section 9.5 of AIA Document A232™-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 5.1.5.4 The Owner, Construction Manager and Contractor shall agree upon (1) a mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.5.5 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Construction Manager and Architect have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Article 5 or other supporting data; that the Construction Manager and Architect have made exhaustive or continuous on-site inspections; or that the Construction Manager and Architect have made examinations to ascertain how or for what purposes the Contractor has used

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amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.5.6 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.1.6 Progress Payments Where the Contract Sum is Based on the Cost of the Work with a Guaranteed Maximum Price

§ 5.1.6.1 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor; less (2) that portion of those payments attributable to the Contractor's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

§ 5.1.6.2 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.6.3 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work for which the Contractor has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 5.1.6.4 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.10 of AIA Document A232-2009;
- .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 Add the Contractor's Fee, less retainage of percent (%). The Contractor's Fee shall be computed upon the Cost of the Work at the rate stated in Section 4.4.2 or, if the Contractor's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .4 Subtract retainage of percent (%) from that portion of the Work that the Contractor self-performs;
- .5 Subtract the aggregate of previous payments made by the Owner;
- .6 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.6.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .7 Subtract amounts, if any, for which the Construction Manager or Architect have withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A232-2009.

§ 5.1.6.5 The Owner and the Contractor shall agree upon a (1) mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.6.6 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Construction Manager or Architect have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Section 5.1.6.1 or other supporting data; that the

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Construction Manager or Architect have made exhaustive or continuous on-site inspections; or that the Construction Manager or Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.6.7 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232-2009, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work, pursuant to Exhibit A, Determination of the Cost of the Work when payment is on the basis of the Cost of the Work, with or without a Guaranteed Maximum payment; and
- .3 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232-2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232-2009, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A232-2009.

Litigation in a court of competent jurisdiction.

Other: *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232-2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232-2009.

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User Notes:

(1110465142)

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§ 7.2 Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price

§ 7.2.1 Subject to the provisions of Section 7.2.2 below, the Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232-2009.

§ 7.2.2 The Contract may be terminated by the Owner for cause as provided in Article 14 of AIA Document A232-2009; however, the Owner shall then only pay the Contractor an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Contractor to the date of termination;
- .2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Sections 4.3.2 or 4.4.2, as applicable, or, if the Contractor's Fee is stated as a fixed sum, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner.

§ 7.2.3 If the Owner terminates the Contract for cause when the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, and as provided in Article 14 of AIA Document A232-2009, the amount, if any, to be paid to the Contractor under Section 14.2.4 of AIA Document A232-2009 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed the amount calculated in Section 7.2.2.

§ 7.2.4 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 7.2.5 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232-2009; in such case, the Contract Sum and Contract Time shall be increased as provided in Section 14.3.2 of AIA Document A232-2009, except that the term 'profit' shall be understood to mean the Contractor's Fee as described in Sections 4.3.2 and 4.4.2 of this Agreement.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232-2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. *(Insert rate of interest agreed upon, if any.)*

%

§ 8.3 The Owner's representative:
(Name, address and other information)

§ 8.4 The Contractor's representative:
(Name, address and other information)

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§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132-2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are, AIA Document A232-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
---------	-------	------	-------

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
--------	-------	------

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

- .1 AIA Document A132™-2009, Exhibit A, Determination of the Cost of the Work, if applicable.
- .2 AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed, or the following:

- .3 AIA Document E202™-2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

- 4 Other documents, if any, listed below:
(List here any additional documents which are intended to form part of the Contract Documents. AIA Document A232-2009 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232-2009.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232-2009.)

Type of Insurance or Bond	Limit of Liability or Bond Amount (\$0.00)
---------------------------	--------------------------------------------

This Agreement is entered into as of the day and year first written above.

Polytech School District

OWNER (Signature)

CONTRACTOR (Signature)

(Printed name and title)

(Printed name and title)

Additions and Deletions Report for **AIA[®] Document A132[™] – 2009**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:27:08 on 07/12/2012.

PAGE 1

Polytech School District
823 Walnut Shade Road
Woodside, Delaware 19980

...

Polytech High School
Renovations and Additions

...

EDiS Company
110 South Poplar Street, Suite 400
Wilmington, Delaware 19801

...

Delaware Architects, LLC
550 S. DuPont Blvd., Suite E
Milford, Delaware 19963

PAGE 11

Polytech School District

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, BSAA, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:27:08 on 07/12/2012 under Order No. 6974144824_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A132™ – 2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

SECTION 006113 – PERFORMANCE AND PAYMENT BONDS

1. PERFORMANCE AND PAYMENT BONDS

1.1 Bonds must be in the following form:

1. Form of Performance Bond (attached).
2. Form of Payment Bond (attached).

SECTION 006113 - FORM OF PAYMENT BOND

Bond Number:

KNOW ALL PERSONS BY THESE PRESENTS, that we, _____, as principal ("Principal"), and _____, a _____ corporation, legally authorized to do business in the State of Delaware, as surety ("Surety"), are held and firmly bound unto the State of Delaware, Polytech School District ("Owner"), in the amount of _____ (\$_____), to be paid to Owner, for which payment well and truly to be made, we do bind ourselves, our and each and every of our heirs, executors, administrations, successors and assigns, jointly and severally, for and in the whole firmly by these presents.

Sealed with our seals and dated this _____ day of _____, 20_____.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, who has been awarded by Owner that certain contract known as Contract No. _____ dated the _____ day of _____, 20__ (the "Contract"), which Contract is incorporated herein by reference, shall well and truly pay all and every person furnishing materials or performing labor or service in and about the performance of the work under the Contract, all and every sums of money due him, her, them or any of them, for all such materials, labor and service for which Principal is liable, shall make good and reimburse Owner sufficient funds to pay such costs in the completion of the Contract as Owner may sustain by reason of any failure or default on the part of Principal, and shall also indemnify and save harmless Owner from all costs, damages and expenses arising out of or by reason of the performance of the Contract and for as long as provided by the Contract; then this obligation shall be void, otherwise to be and remain in full force and effect.

Surety, for value received, for itself and its successors and assigns, hereby stipulates and agrees that the obligation of Surety and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition or change in or to the Contract or the work to be performed thereunder, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or by any assignment, subletting or other transfer thereof or of any work to be performed or any monies due or to become due thereunder; and Surety hereby waives notice of any and all such extensions, modifications, omissions, additions, changes, payments, waivers, things done and omitted to be done by and in relation to assignees, subcontractors, and other transferees shall have the same effect as to Surety as though done or omitted to be done by or in relation to Principal.

Surety hereby stipulates and agrees that no modifications, omission or additions in or to the terms of the Contract shall in any way whatsoever affect the obligation of Surety and its bond. Any proceeding, legal or equitable, under this Bond may be brought in any court of competent jurisdiction in the State of Delaware. Notices to Surety or Contractor may be mailed or delivered to them at their respective addresses shown below.

IN WITNESS WHEREOF, Principal and Surety have hereunto set their hand and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their duly authorized officers, the day and year first above written.

PRINCIPAL

Name: _____

Witness or Attest: Address: _____

By: _____ (SEAL)

Name: Name:

Title:

(Corporate Seal)

SURETY

Name: _____

Witness or Attest: Address: _____

By: _____ (SEAL)

Name: Name:

Title:

(Corporate Seal)

SECTION 006113 - FORM OF PERFORMANCE BOND

Bond Number: _____

KNOW ALL PERSONS BY THESE PRESENTS, that we, _____, as principal ("Principal"), and _____, a _____ corporation, legally authorized to do business in the State of Delaware, as surety ("Surety"), are held and firmly bound unto the State of Delaware, Polytech School District ("Owner"), in the amount of _____ (\$ _____) to be paid to Owner, for which payment well and truly to be made, we do bind ourselves, our and each and every of our heirs, executors, administrations, successors and assigns. jointly and severally, for and in the whole, firmly by these presents.

Sealed with our seals and dated this _____ day of _____, 20____.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, who has been awarded by Owner that certain contract known as Contract No. _____ dated the _____ day of _____, 20 (the "Contract"), which Contract is incorporated herein by reference, shall well and truly provide and furnish all materials, appliances and tools and perform all the work required under and pursuant to the terms and conditions of the Contract and the Contract Documents (as defined in the Contract) or any changes or modifications thereto made as therein provided, shall make good and reimburse Owner sufficient funds to pay the costs of completing the Contract that Owner may sustain by reason of any failure or default on the part of Principal, and shall also indemnify and save harmless Owner from all costs, damages and expenses arising out of or by reason of the performance of the Contract and for as long as provided by the Contract; then this obligation shall be void, otherwise to be and remain in full force and effect.

Surety, for value received, hereby stipulates and agrees, if requested to do so by Owner, to fully perform and complete the work to be performed under the Contract pursuant to the terms, conditions and covenants thereof, if for any cause Principal fails or neglects to so fully perform and complete such work

Surety, for value received, for itself and its successors and assigns, hereby stipulates and agrees that the obligation of Surety and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition or change in or to the Contract or the work to be performed thereunder, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or by any assignment, subletting or other transfer thereof or of any work to be performed or any monies due or to become due thereunder; and Surety hereby waives notice of any and all such extensions, modifications, omissions, additions, changes, payments, waivers, assignments, subcontracts and transfers and hereby expressly stipulates and agrees that any and all things done and omitted to be done by and in relation to assignees, subcontractors, and other transferees shall have the same effect as to Surety as though done or

omitted to be done by or in relation to Principal.

Surety hereby stipulates and agrees that no modifications, omissions or additions in or to the terms of the Contract shall in any way whatsoever affect the obligation of Surety and its bond.

Any proceeding, legal or equitable, under this Bond may be brought in any court of competent jurisdiction in the State of Delaware. Notices to Surety or Contractor may be mailed or delivered to them at their respective addresses shown below.

IN WITNESS WHEREOF, Principal and Surety have hereunto set their hand and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their duly authorized officers, the day and year first above written.

PRINCIPAL

Name: _____

Witness or Attest: Address: _____

By: _____ (SEAL)

Name: Name:

Title:

(Corporate Seal)

SURETY

Name: _____

Witness or Attest: Address: _____

By: _____ (SEAL)

Name: Name:

Title:

(Corporate Seal)

END OF SECTION

SECTION 006216 – CERTIFICATE OF INSURANCE

In conjunction with Insurance Requirements AIA General Conditions, Article 11, the Contractor shall be bound by the following limits of liability insurance (for Contracts under this Bid Pack). The Contractor shall use the standard "ACORD" for titled "Certificate of Insurance" in submitting his liability insurance limits. The required limits to be inserted in accordance with the sample "ACORD" form in this section:

GENERAL NOTES

1. Other Insurance
 - 1.1 Contractor shall carry any necessary insurance required to cover Owned and Rental equipment that may be necessary for them to use in the performance of the Work.
2. Contractor shall have the following additional items added to his required "ACORD" form Certificate of Insurance:
 1. Name and Address of Insured (Contractor).
 2. Description of Operations/Locations -
3. Added Insured – Polytech School District and EDiS Company
4. Certificate Holder – Polytech School District
823 Walnut Shade Road
Woodside, DE 19980

Contractors shall note that although not a part of AIA Document A232 - 2009 Edition, these additional articles apply as noted to this Project.

A sample certificate is bound into the Project Manual immediately following this Document.

END OF SECTION

ACORD™ CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY) XX/XX/XX
PRODUCER PRODUCER INSURANCE AGENCY PO BOX PRODUCER STREET ADDRESS PRODUCER CITY, ST PROD ZIP	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURERD SAMPLE SUBCONTRACTOR CERTIFICATE (REQUIRED MINIMUM INSURANCE)	INSURERS AFFORDING COVERAGE	
	INSURER A: XXXXXX	
	INSURER B: XXXXXX	
	INSURER C: XXXXXX	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	DATE (MM/YY)	LIMITS	
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	XXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	EACH OCCURRENCE	\$ 1,000,000
					FIRE DAMAGE (Any one fire)	\$ 300,000
					MED EXP (Any one person)	\$ 10,000
					PERSONAL & ADV INJURY	\$ 1,000,000
					GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIREDAUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	XXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE (Per accident)	\$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
					OTHER THAN: AUTO EA ACC ONLY:	\$
	EXCESS LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	XXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXX	EACH OCCURRENCE	\$ 5,000,000
					AGGREGATE	\$ 5,000,000
						\$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	XXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	\$
					E.L. EACH ACCIDENT	\$ 500,000
					E.L. DISEASE - EA EMPLOYEE	\$ 500,000
					E.L. DISEASE - POLICY LIMIT	\$ 500,000
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Project: Polytech High School, Renovations & Additions
 Added Insured: Polytech School District and EDiS Company shall be named as Additional Insured for both ongoing and completed operations. The endorsements providing the Additional Insured status for ongoing and completed operations must be attached to the Certificate of Insurance.

CERTIFICATE HOLDER <input checked="" type="checkbox"/>	ADDITIONAL INSURED; INSURER LETTER: <input type="checkbox"/> CANCELLATION
Polytech School District 823 Walnut Shade Road Woodside, DE 19980	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE

SECTION 007200 – GENERAL CONDITIONS

1. SUMMARY

- 1.1. The General Conditions for this Project are the American Institute of Architects General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, AIA Document A232 - 2009 Edition.
- 1.2 A copy of AIA Document A232 - 2009 Edition is bound into this Project Manual following this page.

END OF SECTION

AIA® Document A232™ – 2009

General Conditions of the Contract for Construction, Construction Manager as Adviser Edition

for the following PROJECT:
(Name, and location or address)

Polytech High School
Renovations and Additions

THE CONSTRUCTION MANAGER:
(Name, legal status and address)

EDiS Company, Inc.
110 South Poplar Street, Suite 400
Wilmington, Delaware 19801

THE OWNER:
(Name, legal status and address)

Polytech School District
823 Walnut Shade Road
Woodside, Delaware 19980

THE ARCHITECT:
(Name, legal status and address)

Delaware Architects, LLC
550 S. DuPont Blvd., Suite E
Milford, Delaware 19963

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A132™–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

Init.

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 OWNER
- 3 CONTRACTOR
- 4 ARCHITECT AND CONSTRUCTION MANAGER
- 5 SUBCONTRACTORS
- 6 CONSTRUCTION BY OWNER OR BY OTHER CONTRACTORS
- 7 CHANGES IN THE WORK
- 8 TIME
- 9 PAYMENTS AND COMPLETION
- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS
- 14 TERMINATION OR SUSPENSION OF THE CONTRACT
- 15 CLAIMS AND DISPUTES

Init.

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INDEX

(Topics and numbers in bold are section headings.)

Acceptance of Nonconforming Work

9.6.6, 9.9.3, **12.3**

Acceptance of Work

9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, **12.3**

Access to Work

3.16, 6.2.1, **12.1**

Accident Prevention

10

Acts and Omissions

3.2.1, 3.2.2, 3.3.2, 3.12.8, 3.18, 8.3.1, 9.5.1, 10.1,
10.2.5, 13.4.2, 13.7

Addenda

1.1.1, 3.11, 4.2.14

Additional Costs, Claims for

3.2.4, 3.7.4, 3.7.5, 6.1.1, 7.3, 9.10.3, 9.10.4, 10.3,
10.4, 15.1.4

Additional Inspections and Testing

4.2.8, 12.2.1, 13.5

Additional Insured

11.1.4

Additional Time, Claims for

3.7.4, 3.7.5, 6.1.1, 7.3, 8.3, 10.3

Administration of the Contract

3.10, **4.2**

Advertisement or Invitation to Bid

1.1.1

Aesthetic Effect

4.2.19

Allowances

3.8, 7.3.8

All-risk Insurance

11.3.1, 11.3.1.1

Applications for Payment

4.2.7, 4.2.15, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.7, 9.8.3,
9.10.1, 9.10.3, 9.10.5, 11.1.3, 14.2.4

Approvals

2.1.1, 2.2.2, 2.4, 3.1.4, 3.10.1, 3.10.2, 3.12.4 through
3.12.10, 3.13.2, 3.15.2, 4.2.9, 9.3.2, 13.4.2, 13.5

Arbitration

8.3.1, 11.3.10, 13.1, 15.3.2, **15.4**

ARCHITECT

4

Architect, Certificates for Payment

9.4

Architect, Definition of

4.1.1

Architect, Extent of Authority

5.2, 7.1.2, 7.3.7, 7.4, 9.3.1, 9.4, 9.5, 9.8.3, 9.8.4,
9.10.1, 9.10.3, 12.1, 12.2.1, 13.5.1, 13.5.2, 15.1.3,
15.2.1

Architect, Limitations of Authority and Responsibility

2.1.1, 3.12.8, 4.2.1, 4.2.2, 4.2.8, 4.2.13, 5.2.1, 9.6.4,
15.2

Architect's Additional Services and Expenses

2.4, 11.3.1.1, 12.2.1, 12.2.4, 13.5.2

Architect's Administration of the Contract

4.2, 9.4, 9.5, 15.2

Architect's Approvals

3.12.8

Architect's Authority to Reject Work

4.2.8, 12.1.2, 12.2.1

Architect's Copyright

1.5

Architect's Decisions

4.2.8, 7.3.9, 7.4, 8.1.3, 8.3.1, 9.2, 9.4, 9.5, 9.8.3, 9.9.2,
13.5.2, 14.2.2, 14.2.4, 15.2

Architect's Inspections

3.7.4, 4.2, 9.8.3, 9.9.2, 9.10.1, 13.5

Architect's Instructions

3.2.4, 7.4, 9.4

Architect's Interpretations

4.2.8, 4.2.17, 4.2.18

Architect's On-Site Observations

4.2.2, 9.4, 9.5.1, 9.10.1, 12.1.1, 12.1.2, 13.5

Architect's Project Representative

4.2.16

Architect's Relationship with Contractor

1.1.2, 1.5, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4,
3.9.2, 3.9.3, 3.10, 3.11, 3.12.8, 3.16, 3.18, 4.2, 5.2,
6.2.2, 8.2, 11.3.7, 12.1, 13.5

Architect's Relationship with Construction Manager

1.1.2, 9.3 through 9.10, 10.3, 13.5.1, 10.3, 11.3.7,
13.4.2, 13.5.4

Architect's Relationship with Subcontractors

1.1.2, 4.2.8, 5.3, 9.6.3, 9.6.4

Architect's Representations

9.4, 9.5, 9.10.1

Architect's Site Visits

4.2.2, 9.4, 9.5.1, 9.8.3, 9.9.2, 9.10.1, 13.5

Asbestos

10.3.1

Attorneys' Fees

3.18.1, 9.10.2, 10.3.3

Award of Other Contracts

6.1.1, 6.1.2

Award of Subcontracts and Other Contracts for Portions of the Work

5.2

Basic Definitions

1.1

Bidding Requirements

1.1.1, 5.2.1, 11.4.1

Binding Dispute Resolution

9.7, 11.3.9, 11.3.10, 13.1, 15.2.5, 15.2.6.1, 15.3.1,
15.3.2, 15.4.1

Init.

Boiler and Machinery Insurance
11.3.2

BONDS, INSURANCE AND
11

Bonds, Lien

7.3.7.4, 9.10.3

Bonds, Performance and Payment

7.3.7.4, 9.6.7, 9.10.3, 11.3.9, 11.4

Building Permit

2.2.2, 3.7.1

Capitalization

1.3

Certificate of Substantial Completion

9.8.3, 9.8.4, 9.8.5

Certificates for Payment

4.2.2, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3,
15.1.3

Certificates of Inspection, Testing or Approval

13.5.4

Certificates of Insurance

9.3.2, 9.10.2, 11.1.3

Change Orders

1.1.1, 2.4, 3.4.2, 3.7.4, 3.8.2, 3.11, 3.12.8, 4.2.12,
4.2.13, 4.2.14, 5.2.3, 7.1.1, 7.1.2, 7.2, 7.3.2, 7.3.4,
7.3.6, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2,
11.3.1.2, 11.3.4, 11.3.9, 12.1.2, 15.1.3

Change Orders, Definition of

7.2

Changes

7.1

CHANGES IN THE WORK

2.2.1, 3.4.2, 3.11, 3.12.8, 4.2.13, 4.2.14, 7, 8.3.1,
9.3.1.1

Claims, Definition of

15.1.1

CLAIMS AND DISPUTES

1.1.8, 3.2.4, 3.7.5, 6.1.1, 7.3.9, 8.3.2, 9.3.3, 9.10.3,
9.10.4, 10.3.3, 15, 15.4

Claims for Additional Cost

3.2.4, 3.7.5, 6.1.1, 7.3.9, 9.10.3, 9.10.4, 10.3.2, 10.4,
15.1.4

Claims for Additional Time

3.2.4, 3.7.5, 7, 8.3.2, 10.4, 15.1.5

Concealed or Unknown Conditions, Claims for

3.7

Claims for Damages

3.2.4, 3.18, 6.1.1, 6.2.5, 8.3.2, 9.3.3, 9.5.1.2, 9.10.2,
9.10.5, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 15.1.6

Cleaning Up

3.15, 6.3

Commencement of Statutory Limitation Period

13.7

Commencement of the Work, Definition of

8.1.2

Communications, Owner to Architect

2.2.6

Communications, Owner to Construction Manager

2.2.6

Communications, Owner to Contractor

2.2.6

Communications Facilitating Contract

Administration

3.9.1, 4.2.6

COMPLETION, PAYMENTS AND

9

Completion, Substantial

4.2.15, 8.1.1, 8.1.3, 8.2.3, 9.4.3.3, 9.8, 9.9.1, 9.10.3,
12.2.1, 12.2.2, 13.7

Concealed or Unknown Conditions

3.7.4, 4.2.8, 8.3.1, 10.3

Conditions of the Contract

1.1.1

Consolidation or Joinder

15.4.4

CONSTRUCTION BY OWNER OR BY OTHER

CONTRACTORS

1.1.4, 6

Construction Change Directive, Definition of

7.3.1

Construction Change Directives

1.1.1, 3.4.2, 3.12.8, 4.2.12, 4.2.13, 7.1.1, 7.1.2, 7.1.3,
7.3, 9.3.1.1

Construction Manager, Building Permits

2.2.2

Construction Manager, Communications through

4.2.6

Construction Manager, Construction Schedule

3.10.1, 3.10.3

CONSTRUCTION MANAGER

4

Construction Manager, Definition of

4.1.2

Construction Manager, Documents and Samples at the
Site

3.11

Construction Manager, Extent of Authority

3.12.7, 3.12.8, 4.1.3, 4.2.1, 4.2.4, 4.2.5, 4.2.9, 7.1.2,
7.2, 7.3.1, 8.3, 9.3.1, 9.4.1, 9.4.2, 9.4.3, 9.8.2, 9.8.3,
9.8.4, 9.9.1, 12.1, 12.2.1, 14.2.2, 14.2.4

Construction Manager, Limitations of Authority and
Responsibility

4.2.5, 4.2.8, 13.4.2

Construction Manager, Submittals

4.2.9

Construction Manager's Additional Services and

Expenses

12.2.1

Construction Manager's Administration of the

Contract

4.2, 9.4, 9.5

Construction Manager's Approval

2.4, 3.10.1, 3.10.2

Init.

Construction Manager's Authority to Reject Work
4.2.8, 12.2.1

Construction Manager's Decisions
7.3.7, 7.3.9, 9.4.1, 9.5.1

Construction Manager's Inspections
4.2.8, 9.8.3, 9.9.2

Construction Manager's On-Site Observations
9.5.1

Construction Manager's Relationship with Architect
1.1.2, 4.2.1, 4.2.7, 4.2.8, 4.2.9, 4.2.13, 4.2.15, 4.2.16,
4.2.20, 9.2.1, 9.4.2, 9.5, 9.6.1, 9.6.3, 9.8.2, 9.8.3,
9.8.4, 9.9.1, 9.10.1, 9.10.2, 9.10.3, 11.1.3, 12.2.4,
13.5.1, 13.5.2, 13.5.4, 14.2.2, 14.2.4

Construction Manager's Relationship with Contractor
3.2.2, 3.2.3, 3.3.1, 3.5, 3.10.1, 3.10.2, 3.10.3, 3.11,
3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.13.2,
3.14.2, 3.15.2, 3.16, 3.17, 3.18.1, 4.2.4, 4.2.5, 4.2.6,
4.2.9, 4.2.14, 4.2.17, 4.2.20, 5.2, 6.2.1, 6.2.2, 7.1.2,
7.2, 7.3.5, 7.3.7, 7.3.10, 8.3.1, 9.2, 9.3.1, 9.4.1, 9.4.2,
9.7, 9.8.2, 9.8.3, 9.8.4, 9.9.1, 9.10.1, 9.10.2, 9.10.3,
10.1, 10.3, 11.3.7, 12.1, 13.5.1, 13.5.2, 13.5.3, 13.5.4

Construction Manager's Relationship with Owner
2.2.2, 4.2.1, 10.3.2

Construction Manager's Relationship with Other
Contractors and Owner's Own Forces
4.2.4

Construction Manager's Relationship with
Subcontractors
4.2.8, 5.3, 9.6.3, 9.6.4

Construction Manager's Site Visits
9.5.1

Construction Schedules, Contractor's
3.10, 3.12.1, 3.12.2, 6.1.2, 15.1.5.2

Contingent Assignment of Subcontracts
5.4, 14.2.2.2

Continuing Contract Performance
15.1.3

Contract, Definition of
1.1.2

**CONTRACT, TERMINATION OR
SUSPENSION OF THE**

5.4.1.1, 11.3.9, 14

Contract Administration
3.1.3, 4.2, 9.4, 9.5

Contract Award and Execution, Conditions Relating
to

3.7.1, 3.10, 5.2, 6.1, 11.1.3, 11.3.6, 11.4.1

Contract Documents, Copies Furnished and Use of
1.5.2, 2.2.5, 5.3

Contract Documents, Definition of
1.1.1

Contract Performance During Arbitration
15.1.3

Contract Sum

3.7.4, 3.7.5, 3.8, 3.10.2, 5.2.3, 7.2, 7.3, 7.4, 9.1, 9.2,
9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.3.1.1, 12.3, 14.2.4,
14.3.2, 15.1.4, 15.2.5

Contract Time

3.7.4, 3.7.5, 4, 3.10.2, 5.2.3, 7.2.3, 7.3.1, 7.3.5, 7.3.10,
7.4, 8.1.1, 8.2.1, 8.2.3, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1,
14.3.2, 15.1.5.1, 15.2.5

Contract Time, Definition of
8.1.1

CONTRACTOR
3

Contractor, Definition of
3.1.1

Contractor's Construction Schedules

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Contractor's Employees

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3,
11.1.1, 11.3.7, 14.1, 14.2.1.1

Contractor's Liability Insurance
11.1

Contractor's Relationship with Other Contractors and
Owner's Own Forces

3.12.5, 3.14.2, 4.2.6, 6, 11.3, 12.1.2, 12.2.4

Contractor's Relationship with Subcontractors

1.2.2, 3.3.2, 3.18, 5, 9.6.2, 9.6.7, 9.10.2, 11.3.1.2,
11.3.7, 11.3.8, 14.2.1.2

Contractor's Relationship with the Architect

1.1.2, 1.5, 3.2.2, 3.2.3, 3.2.4, 3.4.2, 3.5, 3.7.4, 3.10.1,
3.11, 3.12, 3.16, 3.18, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4,
9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3.7, 12, 13.5, 15.1.2,
15.2.1

Contractor's Relationship with the Construction
Manager

1.1.2, 3.2.2, 3.2.3, 3.3.1, 3.5, 3.10.1, 3.10.2, 3.10.3,
3.11, 3.12.5, 3.12.7, 3.12.9, 3.12.10, 3.13.2, 3.14.2,
3.15.1, 3.16, 3.17, 3.18.1, 4.2.4, 4.2.5, 5.2, 6.2.1,
6.2.2, 7.1.2, 7.3.5, 7.3.7, 7.3.10, 8.3.1, 9.2, 9.3.1,
9.4.1, 9.4.2, 9.8.2, 9.9.1, 9.10.1, 9.10.2, 9.10.3, 10.1,
10.2.6, 10.3, 11.3.7, 12.1, 13.5.1, 13.5.2, 13.5.3,
13.5.4

Contractor's Representations

3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2

Contractor's Responsibility for Those Performing the
Work

3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8

Contractor's Review of Contract Documents

3.2

Contractor's Right to Stop the Work

9.7

Contractor's Right to Terminate the Contract

14.1

Contractor's Submittals

3.10.2, 3.11, 3.12, 4.2.9, 9.2, 9.3, 9.8.2, 9.9.1, 9.10.2,
9.10.3, 11.1.3, 11.4.2

Contractor's Superintendent

3.9, 10.2.6

Contractor's Supervision and Construction

Procedures

1.2.2, 3.3, 3.4, 4.2.5, 4.2.7, 6.1, 6.2.4, 7.1.3, 7.3.5,
7.3.7, 8.2, 10, 12, 14, 15.1.3

Contractual Liability Insurance

11.1.1.8, 11.2, 11.3.1.5

Coordination and Correlation

1.2, 3.2, 3.3.1, 3.10, 3.12.6, 6.1.2, 6.2.1

Copies Furnished of Drawings and Specifications

1.5, 2.2.5, 3.11

Copyrights

1.5, 3.17

Correction of Work

2.3, 2.4, 9.4.1, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, 12.2

Correlation and Intent of the Contract Documents

1.2

Costs

2.4, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 11.3.1.2, 11.3.1.3, 11.3.4, 11.3.9, 12.1, 12.2.1, 13.5, 14

Cutting and Patching

3.14, 6.2.5

Damage to Construction of Owner or Other

Contractors

3.14.2, 6.2.4, 9.5.1.5, 10.2.1.2, 10.2.5, 10.4, 11.1.1, 11.3, 12.2.4

Damage to the Work

3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 11.3.1, 12.2.4

Damages, Claims for

3.2.4, 3.18, 6.1.1, 8.3.2, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 14.2.4, 15.1.6

Damages for Delay

6.1.1, 8.3.3, 9.5.1.6, 9.7, 10.3.2, 15.1.5

Date of Commencement of the Work, Definition of

8.1.2

Date of Substantial Completion, Definition of

8.1.3

Day, Definition of

8.1.4

Decisions of the Architect

3.7.4, 4.2.7, 4.2.8, 4.2.10, 4.2.11, 4.2.13, 4.2.15, 4.2.16, 4.2.17, 4.2.18, 4.2.19, 4.2.20, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5, 9.8.3, 9.8.4, 9.9.1, 10.1.2, 13.5.2, 14.2.2, 14.2.4, 15.1, 15.2

Decisions of the Construction Manager

7.3.7, 7.3.8, 7.3.9, 15.1, 15.2

Decisions to Withhold Certification

9.4.1, 9.5, 9.7, 14.1.1.3

Defective or Nonconforming Work, Acceptance, Rejection and Correction of

2.3, 2.4, 3.5, 4.2.8, 6.2.5, 9.5.1, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1, 12.2.2

Definitions

1:1, 2.1.1, 3.1.1, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 4.1.2, 7.2, 7.3.1, 8.1, 9.1, 9.8.1, 15.1.1

Delays and Extensions of Time

3.2, 3.7.4, 5.2.3, 7.2, 7.3.1, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.5, 15.2.5

Disputes

7.3.8, 7.3.9, 9.3, 15.1, 15.2

DISPUTES, CLAIMS AND

3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 15, 15.4

Documents and Samples at the Site

3.11

Drawings, Definition of

1.1.5

Drawings and Specifications, Ownership and Use

1.1.1, 1.5, 2.2.5, 3.11, 5.3

Duty to Review Contract Documents and Field Conditions

3.2

Effective Date of Insurance

8.2.2, 11.1.2

Emergencies

10.4, 14.1.1.2, 15.1.4

Employees, Contractor's

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.1, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1

Equipment, Labor, Materials and or

1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12.2, 3.12.3, 3.13.1, 3.15.1, 4.2.8, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.2

Execution and Progress of the Work

1.1.3, 1.2.1, 1.2.2, 2.2.3, 2.2.5, 3.1, 3.3.1, 3.4.1, 3.5, 3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.5, 8.2, 9.5.1, 9.9.1, 10.2, 10.3, 12.2, 14.2, 14.3.1, 15.1.3

Extensions of Time

3.2.4, 3.7.4, 5.2.3, 7.2.3, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.5, 15.2.5

Failure of Payment

9.5.1.3, 9.7, 13.6, 14.1.1.3, 14.1.3, 14.2.1.2, 15.1.4

Faulty Work (See Defective or Nonconforming Work)

Final Completion and Final Payment

4.2.1, 4.2.15, 9.8.2, 9.10, 11.1.2, 11.1.3, 11.3.1, 11.3.5, 12.3, 15.2.1

Financial Arrangements, Owner's

2.2.1

GENERAL PROVISIONS

1

Governing Law

13.1

Guarantees (See Warranty and Warranties)

Hazardous Materials

10.2.4, 10.3

Identification of Contract Documents

1.2.1

Identification of Subcontractors and Suppliers

5.2.1

Indemnification

3.18, 9.10.2, 10.3.3, 10.3.5, 10.3.6, 11.3.1.2, 11.3.7

Information and Services Required of the Owner

2.1.2, 2.2, 4.2.6, 6.1.2, 6.2.5, 9.6.1, 9.6.4, 9.8, 9.9.1, 9.10.3, 10.3.2, 10.3.3, 11.2, 11.3.4, 13.5.1, 13.5.2, 14.1.1.4, 14.1.3, 15.1.2

Initial Decision

15.2

Initial Decision Maker, Definition of

1.1.8

Initial Decision Maker, Extent of Authority

14.2.2, 14.2.4, 15.1.3, 15.2.2, 15.2.3, 15.2.4, 15.2.5

Injury or Damage to Person or Property

3.18.1, 10.2.1, 10.2.2, **10.2.8**, 10.3, 10.3.3, 10.4,

11.1.1

Inspections

3.1.3, 3.7.1, 4.2.2, 9.8.2, 9.9.2, 9.10.1, 13.5

Instructions to Bidders

1.1.1

Instructions to the Contractor

3.1.4, 3.3.3, 3.7.1, 4.2.4, 5.2.1, 7, 8.2.2, 12.1, 13.5.2

Instruments of Service, Definition of

1.1.7, 1.5, 1.6

Insurance

6.1.1, 7.3.7, 8.2.2, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 10.2.5,

11

Insurance, Boiler and Machinery

11.3.2

Insurance, Contractor's Liability

11.1

Insurance, Effective Date of

8.2.2, 11.1.2

Insurance, Loss of Use

11.3.3

Insurance, Owner's Liability

11.2

Insurance, Property

10.2.5, **11.3**

Insurance, Stored Materials

9.3.2, 11.3.1

INSURANCE AND BONDS

11

Insurance Companies, Consent to Partial Occupancy

9.9.1, 11.3.1.5

Insurance Companies, Settlement with

11.3.10

Intent of the Contract Documents

1.2, 4.2.18, 4.2.19, 7.4

Interest

9.7, **13.6**

Interpretation

1.4, 4.2.8, 4.2.17, 4.2.18

Interpretations, Written

4.2.17, 4.2.18, 4.2.20

Joinder and Consolidation of Claims Required

15.4.4

Judgment on Final Award

15.4.2

Labor and Materials, Equipment

1.1.3, 1.1.6, 3.4, 3.8.2, 3.8.3, 3.12.2, 3.12.3, 3.12.6,

3.12.10, 3.13.1, 3.15.1, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3,

9.5.1.3, 9.6, 9.10.2, 10.2.1.2, 11.3.1, 14.2.1, 14.2.2

Labor Disputes

8.3.1

Laws and Regulations

3.2.3, 3.2.4, 3.7, 3.13.1, 10.2.2, 10.2.3, 13.5.1, 14.2.1

Liens

2.1.2, 9.3.3, 9.10.2, 9.10.4, 15.2.8

Limitation on Consolidation or Joinder

15.4.4

Limitations, Statutes of

15.4.1

Limitations of Authority

3.12.4, 4.1.3, 4.2.16

Limitations of Liability

9.6.7, 11.1.1, 12.2

Limitations of Time

3.10.1, 4.2.17, 4.2.20, 8.2.1, 9.3.3, 9.6.1, 9.8.4, 9.10.2,

10.2, 11.1.3, 12.1.1, 12.2.2.2, 12.2.5, 13.7, 14.1.1,

15.2.6.1

Loss of Use Insurance

11.3.3

Material Suppliers

1.5.1, 1.5.2, 3.12, 4.2.6, 4.2.8, 9.3.1, 9.3.1.2, 9.3.3,

9.5.3, 9.6.4, 9.6.5, 9.6.7, 9.10.5, 11.3.1

Materials, Hazardous

10.2.4, **10.3**

Materials, Labor, Equipment and

1.1.3, 1.1.6, 1.5.1, 1.5.2, 3.4, 3.5, 3.8.2, 3.8.3, 3.12.2,

3.12.3, 3.12.6, 3.12.10, 3.13.1, 5.2.1, 6.2.1, 9.3.1,

9.3.2, 9.3.3, 9.5.1, 9.5.3, 9.6.4, 9.6.5, 9.6.7, 9.10.2,

9.10.5, 10.2.1, 10.2.4, 10.3

Means, Methods, Techniques, Sequences and

Procedures of Construction

3.3.1, 3.12.10, 4.2.5, 4.2.11

Mechanic's Lien

2.1.2, 15.2.8

Mediation

8.3.1, 10.3.5, 15.2.1, 15.2.5, 15.2.6, **15.3**, 15.4.1

Minor Changes in the Work

1.1.1, 3.12.8, 4.2.13, 7.1, 7.4

MISCELLANEOUS PROVISIONS

13

Modifications, Definition of

1.1.1

Modifications to the Contract

1.1.1, 1.1.2, 3.11, 4.1.3, 4.2.14, 5.2.3, 7, 11.3.1

Mutual Responsibility

6.2

Nonconforming Work, Acceptance of

9.4.3, 9.8.3, **12.3**

Nonconforming Work, Rejection and Correction of

2.3, 2.4, 3.2.3, 3.7.3, 9.4.3.3, 9.8.2, 9.8.3, 9.9.1,

11.1.1, 12.2.2.1, 12.2.3, 12.2.4, 12.2.5

Notice

1.5, 2.1.2, 2.2.1, 2.4, 3.2.4, 3.3.1, 3.7.1, 3.7.2, 3.7.5,

3.9.2, 3.12.9, 5.2.1, 6.3, 9.4.1, 9.7, 9.10.1, 9.10.2,

10.2.2, 10.2.6, 10.2.8, 10.3.2, 11.3.6, 12.2.2.1, 13.3,

13.5.1, 13.5.2, 14.1.2, 14.2.2, 14.4.2, 15.1.2, 15.1.4,

15.1.5.1, 15.2, 15.4.1

Init.

Notice of Claims

3.7.2, 10.2.8, 15.1.2, 15.4.1

Notice of Testing and Inspections

13.5.1, 13.5.2

Notices, Permits, Fees and

3.7, 7.3.7, 10.2.2

Observations, On-Site

3.2.1, 9.5.1, 12.1.1

Occupancy

2.2.2, 9.6.6, 9.9, 11.3.1.5

On-Site Inspections

4.2.2, 9.10.1, 9.4.4, 9.5.1

Orders, Written

4.2.7, 4.2.18, 4.2.20

Other Contracts and Contractors

1.1.4, 3.14.2, 4.2.9, 6, 11.3.7, 12.1.2

OWNER

2

Owner, Definition of

2.1.1

Owner, Information and Services Required of the

2.1.2, 2.2, 4.2, 6.1.2, 6.1.3, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.2, 10.3.3, 11.2, 11.3, 13.5.1, 13.5.2, 14.1.1, 14.1.3, 15.1.3

Owner's Authority

1.5, 2.1.1, 2.3, 2.4, 3.4.2, 3.12.10, 3.14.2, 4.1.2, 4.1.3, 4.2.8, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2, 7.3.1, 8.2.2, 9.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.3.3, 11.3.10, 12.2.2.1, 12.3, 13.5.2, 14.2, 14.3.1, 14.4, 15.2.7

Owner's Financial Capability

2.2.1, 13.2.2, 14.1.1

Owner's Liability Insurance

11.2

Owner's Relationship with Subcontractors

1.1.2, 5.2.1, 5.3, 5.4.1, 9.6.4, 9.10.2, 14.2.2

Owner's Right to Carry Out the Work

2.4, 12.2.4, 14.2.2

Owner's Right to Clean Up

6.3

Owner's Right to Perform Construction with Own Forces and to Award Other Contracts

6.1

Owner's Right to Stop the Work

2.3

Owner's Right to Suspend the Work

14.3

Owner's Right to Terminate the Contract

14.2

Ownership and Use of Drawings, Specifications and Other Instruments of Service

1.1.1, 1.1.5, 1.5, 1.6, 3.11, 3.12.10, 3.17, 4.2.14, 4.2.18, 4.2.20

Partial Occupancy or Use

9.9, 11.3.1.5

Patching, Cutting and

3.14, 6.2.5

Patents and Copyrights, Royalties

3.17

Payment, Applications for

4.2.1, 4.2.7, 4.2.15, 7.3.9, 9.2, 9.3, 9.4, 9.5, 9.7, 9.10.1, 9.10.3, 9.10.5, 11.1.3

Payment, Certificates for

4.2.15, 7.3.9, 9.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 15.1.3

Payment, Failure of

9.4.1, 9.5, 9.7, 14.1.1.3

Payment, Final

4.2.1, 9.8.2, 9.10, 11.1.2, 11.3.1, 11.3.5, 12.3, 15.2.1

Payment Bond, Performance Bond and

5.4.1, 7.3.7, 9.6.7, 9.10.2, 9.10.3, 11, 11.4

Payments, Progress

9.3.1, 9.4.2, 9.6

PAYMENTS AND COMPLETION

9, 14

Payments to Subcontractors

5.4.2, 9.3, 9.5.1.3, 9.5.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 9.10.5, 14.2.1.2

PCB

10.3.1

Performance Bond and Payment Bond

5.4.1, 7.3.7, 9.6.7, 9.10.2, 9.10.3, 11, 11.4

Permits, Fees, Notices and Compliance with Laws

2.2.2, 3.7, 7.3.7.4, 10.2.2

PERSONS AND PROPERTY, PROTECTION OF 10

Polychlorinated Biphenyl

10.3.1

Product Data, Definition of

3.12.2

Product Data and Samples, Shop Drawings

3.11, 3.12, 4.2.9, 4.2.10, 4.2.14

Progress and Completion

8.2, 9.3.1, 9.4.2, 9.6, 9.8, 9.10, 14.2.4, 15.1.6

Progress Payments

9.3.1, 9.4.2, 9.6

Project, Definition of

1.1.4

Project Representatives

4.2.16

Property Insurance

10.2.5, 11.3

Project Schedule

3.10.1, 3.10.3, 3.10.4, 4.2.2, 4.2.3, 4.2.4

PROTECTION OF PERSONS AND PROPERTY 10

Regulations and Laws

1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 9.9.1, 10.2.2, 11.1, 11.4, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14.1.1, 14.2.1, 15.2.8, 15.4

Rejection of Work

3.5, 4.2.8, 12.2.1

Releases of and Waivers and of Liens

9.10.2

Init.

Representations

1.3, 2.2.1, 3.5, 3.12, 6.2.2, 8.2.1, 9.3.3, 9.4.3, 9.5.1, 9.8.2, 9.10.1

Representatives

2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.1, 4.2.2, 4.2.10, 5.1.1, 5.1.2, 13.2.1

Requests for Information

4.2.20

Resolution of Claims and Disputes

15

Responsibility for Those Performing the Work

3.3.2, 3.7.3, 3.12.8, 3.18, 4.2.2, 4.2.5, 4.2.8, 5.3, 6.1.2, 6.2, 6.3, 9.5.1, 9.8.2, 10

Retainage

9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3

Review of Contract Documents and Field

Conditions by Contractor

1.2.2, 3.2, 3.7.3, 3.12.7

Review of Contractor's Submittals by Owner, Construction Manager and Architect

3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 5.2, 9.2, 9.8.2

Review of Shop Drawings, Product Data and Samples by Contractor

3.12.5

Rights and Remedies

1.1.2, 2.3, 2.4, 3.7.4, 3.15.2, 4.2.8, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.2, 12.2.4, 13.4, 14, 15.4

Royalties, Patents and Copyrights

3.17

Rules and Notices for Arbitration

15.4

Safety of Persons and Property

10.2, 10.3, 10.4

Safety Precautions and Programs

3.3.1, 3.12, 4.2.5, 5.3, 10.1, 10.2, 10.3, 10.4

Samples, Definition of

3.12.3

Samples, Shop Drawings, Product Data and

3.11, 3.12, 4.2.9, 4.2.10

Samples at the Site, Documents and

3.11

Schedule of Values

9.2, 9.3.1

Schedules, Construction

3.10, 3.12.1, 3.12.2, 6.1.2, 15.1.5.2

Separate Contracts and Contractors

1.1.4, 3.12.5, 3.14.2, 4.2.6, 4.2.11, 6, 8.3.1, 12.1.2

Shop Drawings, Definition of

3.12.1

Shop Drawings, Product Data and Samples

3.11, 3.12, 4.2.9, 4.2.10, 4.2.14

Site, Use of

3.13, 6.1.1, 6.2.1

Site Inspections

3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2.2, 4.2.3, 4.2.15, 9.4.3.3, 9.8.3, 9.9.2, 9.10.1, 13.5

Site Visits, Architect's

3.7.4, 4.2.2, 4.2.15, 9.8.3, 9.9.2, 9.10.1, 13.5

Special Inspections and Testing

4.2.8, 12.2.1, 13.5

Specifications, Definition of

1.1.6

Specifications

1.1.1, 1.1.6, 1.2.2, 1.5, 3.11, 3.12.10, 3.17, 4.2.14

Staffing Plan

4.2.3

Statute of Limitations

12.2.5, 13.7, 15.4.1.1

Stopping the Work

2.3, 9.7, 10.3, 14.1

Stored Materials

6.2.1, 9.3.2, 10.2.1.2, 10.2.4

Subcontractor, Definition of

5.1.1

SUBCONTRACTORS

5

Subcontractors, Work by

1.2.2, 3.3.2, 3.12.1, 4.2.5, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7

Subcontractual Relations

5.3, 5.4, 9.3.1.2, 9.6.2, 9.6.3, 9.10, 10.2.1, 14.1, 14.2

Submittals

3.2.3, 3.10, 3.11, 3.12, 4.2.9, 4.2.10, 4.2.11, 5.2.1,

5.2.3, 7.3.7, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3, 11.1.3

Submittal Schedule

3.10.2, 3.12.5, 4.2.9, 4.2.10

Subrogation, Waivers of

6.1.1, 11.3.7

Substantial Completion

8.1.1, 8.1.3, 8.2.3, 9.4.3.3, 9.8, 9.9.1, 9.10.3, 12.2.1,

12.2.2, 13.7

Substantial Completion, Definition of

9.8.1

Substitution of Subcontractors

5.2.3, 5.2.4

Substitution of Architect

4.1.4

Substitution of Construction Manager

4.1.4

Substitutions of Materials

3.4.2, 3.5, 7.3.8

Sub-subcontractor, Definition of

5.1.2

Subsurface Conditions

3.7.4

Successors and Assigns

13.2

Superintendent

3.9, 10.2.6

Supervision and Construction Procedures

1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.3, 4.2.5, 4.2.8, 4.2.9,

4.2.10, 4.2.11, 6.1.3, 6.2.4, 7.1.3, 7.3.7, 8.2, 8.3.1,

9.4.3.3, 10, 12, 14, 15.1.3

Init.

Surety
5.4.1.2, 9.8.5, 9.10.2, 9.10.3, 14.2.2, 15.2.7
Surety, Consent of
9.10.2, 9.10.3
Surveys
1.1.7, 2.2.3
Suspension by the Owner for Convenience
14.3
Suspension of the Work
5.4.2, 14.3
Suspension or Termination of the Contract
5.4.1.1, 14
Taxes
3.6, 3.8.2.1, 7.3.7.4
Termination by the Contractor
14.1, 15.1.6
Termination by the Owner for Cause
5.4.1.1, 14.2, 15.1.6
Termination by the Owner for Convenience
14.4
Termination of the Contractor
14.2.2
TERMINATION OR SUSPENSION OF THE CONTRACT
14
Tests and Inspections
3.1.4, 3.3.3, 4.2.2, 4.2.6, 4.2.8, 9.4.3.3, 9.8.3, 9.9.2,
9.10.1, 10.3.2, 12.2.1, 13.5
TIME
8
Time, Delays and Extensions of
3.2.4, 3.7.4, 5.2.3, 7.2, 7.3.1, 7.4, 8.3, 9.5.1, 10.3.2,
14.3.2, 15.1.5, 15.2.5
Time Limits
2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.1,
5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1,
9.4.2, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 11.4, 12.2,
13.5, 13.7, 14, 15
Time Limits on Claims
3.7.4, 10.2.8, 13.7, 15.1.2
Title to Work
9.3.2, 9.3.3
Transmission of Data in Digital Form
1.6
UNCOVERING AND CORRECTION OF WORK
12

Uncovering of Work
12.1
Unforeseen Conditions, Concealed or Unknown
3.7.4, 8.3.1, 10.3
Unit Prices
7.3.3.2, 7.3.4
Use of Documents
1.1.1, 1.5, 2.2.5, 3.12.6, 5.3
Use of Site
3.13, 6.1.1, 6.2.1
Values, Schedule of
9.2, 9.3.1
Waiver of Claims by the Architect
13.4.2
Waiver of Claims by the Construction Manager
13.4.2
Waiver of Claims by the Contractor
9.10.5, 13.4.2, 15.1.6
Waiver of Claims by the Owner
9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.4.2, 14.2.4, 15.1.6
Waiver of Consequential Damages
14.2.4, 15.1.6
Waiver of Liens
9.10.2, 9.10.4
Waivers of Subrogation
6.1.1, 11.3.7
Warranty
3.5, 4.2.15, 9.3.3, 9.8.4, 9.9.1, 9.10.4, 12.2.2
Weather Delays
15.1.5.2
Work, Definition of
1.1.3
Written Consent
1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.3, 9.3.2, 9.8.5,
9.9.1, 9.10.2, 9.10.3, 10.3.2, 11.4.1, 13.2, 13.4.2,
15.4.4.2
Written Interpretations
4.2.17, 4.2.18
Written Notice
2.3, 2.4, 3.3.1, 3.9, 3.12.9, 3.12.10, 5.2.1, 5.3, 5.4.1.1,
8.2.2, 9.4, 9.5.1, 9.7, 9.10, 10.2.2, 10.3, 11.1.3, 12.2.2,
12.2.4, 13.3, 13.5.2, 14, 15.4.1
Written Orders
1.1.1, 2.3, 3.9, 7, 8.2.2, 12.1, 12.2, 13.5.2, 14.3.1,
15.1.2

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents. The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement), and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of addenda relating to bidding requirements).

§ 1.1.2 The Contract. The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and the Construction Manager or the Construction Manager's consultants, (3) between the Owner and the Architect or the Architect's consultants, (4) between the Contractor and the Construction Manager or the Construction Manager's consultants, (5) between the Owner and a Subcontractor or Sub-subcontractor (6) between the Construction Manager and the Architect, or (7) between any persons or entities other than the Owner and Contractor. The Construction Manager and Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of their duties.

§ 1.1.3 The Work. The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by other Multiple Prime Contractors and by the Owner's own forces, including persons or entities under separate contracts not administered by the Construction Manager.

§ 1.1.5 The Drawings. The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

§ 1.1.6 The Specifications. The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service. Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker. The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractors, sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect, or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers are authorized to use and reproduce the Instruments of Service provided to them solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers may not use the Instruments of Service on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect's consultants.

§ 1.6 Transmission of Data in Digital Form

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Article 4, the Construction Manager and the Architect do not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Information and Services Required of the Owner

§ 2.2.1 Prior to commencement of the Work, the Contractor may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract.

Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the

portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.2 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. Unless otherwise provided under the Contract Documents, the Owner, through the Construction Manager, shall secure and pay for the building permit.

§ 2.2.3 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.2.4 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.2.6 The Owner shall endeavor to forward all communications to the Contractor through the Construction Manager and shall contemporaneously provide the same communications to the Architect about matters arising out of or relating to the Contract Documents.

§ 2.3 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Construction Manager's and Architect's and their respective consultants' additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect, after consultation with the Construction Manager. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The plural term "Multiple Prime Contractors" refers to persons or entities who perform construction under contracts with the Owner that are administered by the Construction Manager. The term does not include the Owner's own forces, including persons or entities under separate contracts not administered by the Construction Manager.

§ 3.1.3 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.4 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Construction Manager or Architect in their administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Construction Manager and Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information submitted to the Construction Manager in such form as the Construction Manager and Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Construction Manager and Architect any nonconformity discovered by or made known to the Contractor as a request for information submitted to Construction Manager in such form as the Construction Manager and Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall make Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instruction concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner, the Construction Manager, and the Architect and shall not proceed with that portion of the Work without further written instructions from the Architect, through the Construction Manager. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

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§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of the Project already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work authorized by the Architect in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect, in consultation with the Construction Manager, and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

The Contractor warrants to the Owner, Construction Manager, and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform with the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Construction Manager or Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices, and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Owner, through the Construction Manager, shall secure and pay for the building permit. The Contractor shall secure and pay for other permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 **Concealed or Unknown Conditions.** If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner, Construction Manager, and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect and Construction

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Manager will promptly investigate such conditions and, if the Architect, in consultation with the Construction Manager, determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect, in consultation with the Construction Manager, determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner, Construction Manager, and Contractor in writing, stating the reasons. If the Owner or Contractor disputes the Architect's determination or recommendation, either party may proceed as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner, Construction Manager, and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents:

- 1 Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- 2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- 3 Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner and Architect through the Construction Manager, the name and qualifications of a proposed superintendent. The Construction Manager may reply within 14 days to the Contractor in writing stating (1) whether the Owner, the Construction Manager, or the Architect has reasonable objection to the proposed superintendent or (2) that any of them require additional time to review. Failure of the Construction Manager to reply within the 14 day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner, Construction Manager or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information and the Construction Manager's approval a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project schedule to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

The Contractor shall cooperate with the Construction Manager in scheduling and performing the Contractor's Work to avoid conflict with, and as to cause no delay in, the work or activities of other Multiple Prime Contractors or the construction or operations of the Owner's own forces.

§ 3.10.2 The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter update it as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the Construction Manager's and Architect's approval. The Architect and Construction Manager's approval shall not unreasonably be delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Construction Manager and Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall participate with other Contractors, the Construction Manager and Owner in reviewing and coordinating all schedules for incorporation into the Project schedule that is prepared by the Construction Manager. The Contractor shall make revisions to the construction schedule and submittal schedule as deemed necessary by the Construction Manager to conform to the Project schedule.

§ 3.10.4 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner, Construction Manager and Architect and incorporated into the approved Project schedule.

§ 3.11 Documents and Samples at the Site

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These documents shall be available to the Architect and delivered to the Construction Manager for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect and Construction Manager is subject to the limitations of Sections 4.2.9 through 4.2.11. Informational submittals upon which the Construction Manager and Architect are not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Construction Manager or Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Construction Manager Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the Project submittal schedule approved by the Construction Manager and Architect, or in the absence of an approved Project submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of other Multiple Prime Contractors or the Owner's own forces. The Contractor shall cooperate with the Construction Manager in the coordination of the Contractor's Shop Drawings, Product Data, Samples and similar submittals with related documents submitted by other Multiple Prime Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner, Construction Manager, and Architect, that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked

and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been reviewed and approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Construction Manager and Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Construction Manager and Architect on previous submittals. In the absence of such written notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

§ 3.13 Use of Site

§ 3.13.1 The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.13.2 The Contractor shall coordinate the Contractor's operations with, and secure the approval of, the Construction Manager before using any portion of the site.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner's own forces or of other Multiple Prime Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner's own forces or by other Multiple Prime Contractors except with written consent of the Construction Manager,

Owner and such other Multiple Prime Contractors; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the other Multiple Prime Contractors or the Owner the Contractor's consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner, or Construction Manager with the Owner's approval, may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner, Construction Manager and Architect access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner, Construction Manager and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner, Architect, or Construction Manager. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect through the Construction Manager.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Construction Manager, Architect, Construction Manager's and Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 4 ARCHITECT AND CONSTRUCTION MANAGER

§ 4.1 General

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 4.1.2 The Owner shall retain a construction manager lawfully licensed to practice construction management or an entity lawfully practicing construction management in the jurisdiction where the Project is located. That person or entity is identified as the Construction Manager in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 4.1.3 Duties, responsibilities and limitations of authority of the Construction Manager and Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Construction Manager, Architect and Contractor. Consent shall not be unreasonably withheld.

§ 4.1.4 If the employment of the Construction Manager or Architect is terminated, the Owner shall employ a successor construction manager or architect as to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Construction Manager or Architect, respectively.

§ 4.2 Administration of the Contract

§ 4.2.1 The Construction Manager and Architect will provide administration of the Contract as described in the Contract Documents and will be the Owner's representatives during construction until the date the Architect issues the final Certificate for Payment. The Construction Manager and Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner and Construction Manager (1) known deviations from the Contract Documents and from the most recent Project schedule prepared by the Construction Manager, and (2) defects and deficiencies observed in the Work.

§ 4.2.3 The Construction Manager shall provide a staffing plan to include one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Construction Manager will determine in general if the Work observed is being performed in accordance with the Contract Documents, will keep the Owner reasonably informed of the progress of the Work, and will report to the Owner and Architect (1) known deviations from the Contract Documents and the most recent Project schedule, and (2) defects and deficiencies observed in the Work.

§ 4.2.4 The Construction Manager will schedule and coordinate the activities of the Contractor and other Multiple Prime Contractors in accordance with the latest approved Project schedule.

§ 4.2.5 The Construction Manager, except to the extent required by Section 4.2.4, and Architect will not have control over, or charge of, construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1, and neither will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. Neither the Construction Manager nor the Architect will have control over or charge of or be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

§ 4.2.6 **Communications Facilitating Contract Administration.** Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Construction Manager, and shall contemporaneously provide the same communications to the Architect about matters arising out of or relating to the Contract Documents. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with other Multiple Prime Contractors shall be through the Construction Manager and shall be contemporaneously provided to the Architect if those communications are about matters arising out of or related to the Contract Documents. Communications by and with the Owner's own forces shall be through the Owner.

§ 4.2.7 The Construction Manager and Architect will review and certify all Applications for Payment by the Contractor, in accordance with the provisions of Article 9.

§ 4.2.8 The Architect and Construction Manager have authority to reject Work that does not conform to the Contract Documents and will notify each other about the rejection. The Construction Manager shall determine in general

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whether the Work of the Contractor is being performed in accordance with the requirements of the Contract Documents and notify the Owner, Contractor and Architect of defects and deficiencies in the Work. Whenever the Construction Manager considers it necessary or advisable, the Construction Manager will have authority to require additional inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, upon written authorization of the Owner, whether or not such Work is fabricated, installed or completed. The foregoing authority of the Construction Manager will be subject to the provisions of Sections 4.2.18 through 4.2.20 inclusive, with respect to interpretations and decisions of the Architect. However, neither the Architect's nor the Construction Manager's authority to act under this Section 4.2.8 nor a decision made by either of them in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect or the Construction Manager to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons performing any of the Work.

§ 4.2.9 The Construction Manager will receive and promptly review for conformance with the submittal requirements of the Contract Documents, all submittals from the Contractor such as Shop Drawings, Product Data and Samples. Where there are Multiple Prime Contractors, the Construction Manager will also check and coordinate the information contained within each submittal received from Contractor and other Multiple Prime Contractors, and transmit to the Architect those recommended for approval. By submitting Shop Drawings, Product Data, Samples and similar submittals, the Construction Manager represents to the Owner and Architect that the Construction Manager has reviewed and recommended them for approval. The Construction Manager's actions will be taken in accordance with the Project submittal schedule approved by the Architect or, in the absence of an approved Project submittal schedule, with reasonable promptness while allowing sufficient time to permit adequate review by the Architect.

§ 4.2.10 The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Upon the Architect's completed review, the Architect shall transmit its submittal review to the Construction Manager.

§ 4.2.11 Review of the Contractor's submittals by the Construction Manager and Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Construction Manager and Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Construction Manager and Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Construction Manager and Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.12 The Construction Manager will prepare Change Orders and Construction Change Directives.

§ 4.2.13 The Construction Manager and the Architect will take appropriate action on Change Orders or Construction Change Directives in accordance with Article 7, and the Architect will have authority to order minor changes in the Work as provided in Section 7.4. The Architect, in consultation with the Construction Manager, will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.14 Utilizing the documents provided by the Contractor, the Construction Manager will maintain at the site for the Owner one copy of all Contract Documents, approved Shop Drawings, Product Data, Samples and similar required submittals, in good order and marked currently to record all changes and selections made during construction. These will be available to the Architect and the Contractor, and will be delivered to the Owner upon completion of the Project.

§ 4.2.15 The Construction Manager will assist the Architect in conducting inspections to determine the dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion in conjunction with the Architect pursuant to Section 9.8; and receive and forward to the Owner written warranties and related

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documents required by the Contract and assembled by the Contractor pursuant to Section 9.10. The Construction Manager will forward to the Architect a final Application and Certificate for Payment or final Project Application and Project Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents.

§ 4.2.16 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

§ 4.2.17 The Architect will interpret and decide matters concerning performance under, and requirements of the Contract Documents on written request of the Construction Manager, Owner or Contractor through the Construction Manager. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.18 Interpretations and decisions of the Architect will be consistent with the intent of and reasonably inferable from the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions so rendered in good faith.

§ 4.2.19 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.20 The Construction Manager will receive and review requests for information from the Contractor, and forward each request for information to the Architect, with the Construction Manager's recommendation. The Architect will review and respond in writing to the Construction Manager to requests for information about the Contract Documents. The Construction Manager's recommendation and the Architect's response to each request will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include other Multiple Prime Contractors or subcontractors of other Multiple Prime Contractors.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Construction Manager for review by the Owner, Construction Manager and Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Construction Manager may reply within 14 days to the Contractor in writing stating (1) whether the Owner, the Construction Manager or the Architect has reasonable objection to any such proposed person or entity or, (2) that the Construction Manager, Architect or Owner requires additional time for review. Failure of the Construction Manager, Owner, or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner, Construction Manager or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner, Construction Manager or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Construction Manager or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change,

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and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner, Construction Manager or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner, Construction Manager and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner, Construction Manager and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon such assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor Contractor or other entity. If the Owner assigns the subcontract to a successor Contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor Contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY OTHER CONTRACTORS

§ 6.1 Owner's Right to Perform Construction with Own Forces and to Award Other Contracts

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, which include persons or entities under separate contracts not administered by the Construction Manager, and to award other contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When the Owner performs construction or operations with the Owner's own forces including persons or entities under separate contracts not administered by the Construction Manager, the Owner shall provide for coordination of such forces with the Work of the Contractor, who shall cooperate with them.

§ 6.1.3 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights that apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11 and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner's own forces, Construction Manager and other Multiple Prime Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner's own forces or other Multiple Prime Contractors, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Construction Manager and Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's own forces or other Multiple Prime Contractors' completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs, including costs that are payable to a separate contractor or to other Multiple Prime Contractors because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of delays, improperly timed activities, damage to the Work or defective construction by the Owner's own forces or other Multiple Prime Contractors.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner, separate contractors, or other Multiple Prime Contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and other Multiple Prime Contractors shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, other Multiple Prime Contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Construction Manager, with notice to the Architect, will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Construction Manager, Architect and Contractor; a Construction Change Directive requires agreement by the Owner, Construction Manager and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.2 Change Orders

A Change Order is a written instrument prepared by the Construction Manager and signed by the Owner, Construction Manager, Architect and Contractor, stating their agreement upon all of the following:

- 1 The change in the Work;

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- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Construction Manager and signed by the Owner, Construction Manager and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Construction Manager and Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Construction Manager shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

- .1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers compensation insurance;
- .2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Construction Manager and Architect. When

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both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Construction Manager and Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Construction Manager and Architect determine to be reasonably justified. The interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Construction Manager and Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Construction Manager shall prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order issued through the Construction Manager and shall be binding on the Owner and Contractor.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner, Owner's own forces, Construction Manager, Architect, any of the other Multiple Prime Contractors or an employee of any of them, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration, or by other causes that the Architect, based on the recommendation of the Construction Manager, determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.2 Schedule of Values

Where the Contract is based on a Stipulated Sum or Guaranteed Maximum Price, the Contractor shall submit to the Construction Manager, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. In the event there is one Contractor, the Construction Manager shall forward to the Architect the Contractor's schedule of values. If there are Multiple Prime Contractors responsible for performing different portions of the Project, the Construction Manager shall forward the Multiple Prime Contractors' schedules of values only if requested by the Architect.

§ 9.3 Applications for Payment

§ 9.3.1 At least fifteen days before the date established for each progress payment, the Contractor shall submit to the Construction Manager an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner, Construction Manager or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Construction Manager and Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 Where there is only one Contractor, the Construction Manager will, within seven days after the Construction Manager's receipt of the Contractor's Application for Payment, review the Application, certify the amount the Construction Manager determines is due the Contractor, and forward the Contractor's Application and Certificate for Payment to the Architect. Within seven days after the Architect receives the Contractor's Application for Payment from the Construction Manager, the Architect will either issue to the Owner a Certificate for Payment, with a copy to the Construction Manager, for such amount as the Architect determines is properly due, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided

in Section 9.5.1. The Construction Manager will promptly forward to the Contractor the Architect's notice of withholding certification.

§ 9.4.2 Where there are Multiple Prime Contractors performing portions of the Project, the Construction Manager will, within seven days after the Construction Manager receives the Multiple Prime Contractors' Applications for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each of the Multiple Prime Contractors; (2) prepare a Summary of Contractors' Applications for Payment by combining information from each Multiple Prime Contractors' application with information from similar applications for progress payments from other Multiple Prime Contractors; (3) prepare a Project Application and Certificate for Payment; (4) certify the amount the Construction Manager determines is due all Multiple Prime Contractors; and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

§ 9.4.3 Within seven days after the Architect receives the Project Application and Project Certificate for Payment and the Summary of Contractors' Applications for Payment from the Construction Manager, the Architect will either issue to the Owner a Project Certificate for Payment, with a copy to the Construction Manager, for such amount as the Architect determines is properly due, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1. The Construction Manager will promptly forward the Architect's notice of withholding certification to the Contractors.

§ 9.4.4 The Construction Manager's certification of an Application for Payment or, in the case of Multiple Prime Contractors, a Project Application and Certificate for Payment shall be based upon the Construction Manager's evaluation of the Work and the information provided as part of the Application for Payment. The Construction Manager's certification will constitute a representation that, to the best of the Construction Manager's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents. The certification will also constitute a recommendation to the Architect and Owner that the Contractor be paid the amount certified.

§ 9.4.5 The Architect's issuance of a Certificate for Payment or in the case of Multiple Prime Contractors, Project Application and Certificate for Payment, shall be based upon the Architect's evaluation of the Work, the recommendation of the Construction Manager, and information provided as part of the Application for Payment or Project Application for Payment. The Architect's certification will constitute a representation that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, that the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified.

§ 9.4.6 The representations made pursuant to Sections 9.4.4 and 9.4.5 are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections; to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Construction Manager or Architect.

§ 9.4.7 The issuance of a separate Certificate for Payment or a Project Certificate for Payment will not be a representation that the Construction Manager or Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed the Contractor's construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Construction Manager or Architect may withhold a Certificate for Payment or Project Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Construction Manager's or Architect's opinion the representations to the Owner required by Section 9.4.4 and 9.4.5 cannot be made. If the Construction Manager or Architect is unable to certify payment in the amount of the Application, the Construction Manager will notify the Contractor and Owner as provided in Section 9.4.1 and 9.4.3. If the Contractor, Construction Manager and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment or a Project Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Construction Manager or Architect may also withhold a Certificate for Payment or, because of

subsequently discovered evidence or subsequent observations, may nullify the whole or a part of a Certificate for Payment or Project Certificate for Payment previously issued, to such extent as may be necessary in the Construction Manager's or Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from the acts and omissions described in Section 3.3.2 because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a separate contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Architect or Construction Manager withholds certification for payment under Section 9.5.1, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Construction Manager and both will reflect such payment on the next Certificate for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment or Project Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Construction Manager and Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Construction Manager will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Owner, Construction Manager and Architect on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner, Construction Manager nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor except as may otherwise be required by law.

§ 9.6.5 Contractor payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary

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liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.7 Failure of Payment

If the Construction Manager and Architect do not issue a Certificate for Payment or a Project Certificate for Payment, through no fault of the Contractor, within fourteen days after the Construction Manager's receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Construction Manager and Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner, Construction Manager and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall notify the Construction Manager, and the Contractor and Construction Manager shall jointly prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the list, the Architect, assisted by the Construction Manager, will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the list, which is not sufficiently complete in accordance with the requirements of the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect, assisted by the Construction Manager, to determine Substantial Completion.

§ 9.8.4 When the Architect, assisted by the Construction Manager, determines that the Work or designated portion thereof is substantially complete, the Construction Manager will prepare, and the Construction Manager and Architect shall execute a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor and Construction Manager shall jointly prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall

be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect after consultation with the Construction Manager.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Construction Manager, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon completion of the Work, the Contractor shall forward to the Construction Manager a written notice that the Work is ready for final inspection and acceptance and shall also forward to the Construction Manager a final Contractor's Application for Payment. Upon receipt, the Construction Manager will evaluate the completion of Work of the Contractor and then forward the notice and Application, with the Construction Manager's recommendations, to the Architect who will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Construction Manager and Architect will promptly issue a final Certificate for Payment or Project Certificate for Payment stating that to the best of their knowledge, information and belief, and on the basis of their on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Construction Manager's and Architect's final Certificate for Payment or Project Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect through the Construction Manager (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Construction Manager and Architect so confirm, the Owner shall, upon application by the Contractor and certification by the Construction Manager and Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect through the Construction Manager prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents; or
- .3 terms of special warranties required by the Contract Documents.

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§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall submit the Contractor's safety program to the Construction Manager for review and coordination with the safety programs of other Contractors.

The Construction Manager's responsibilities for review and coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the Contractors, Subcontractors, agents or employees of the Contractors or Subcontractors, or any other persons performing portions of the Work and not directly employed by the Construction Manager.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors;
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction; and
- .4 construction or operations by the Owner or other Contractors.

§ 10.2.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

§ 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4, except damage or loss attributable to acts or omissions of the Owner, Construction Manager or Architect or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner, Construction Manager and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured,

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shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to, asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner, Construction Manager and Architect in writing.

§ 10.3.2 Upon receipt of the Contractor's written notice, the Owner shall obtain the services of a licensed laboratory to verify a presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor, Construction Manager and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor, the Construction Manager and the Architect will promptly reply to the Owner in writing stating whether or not any of them has reasonable objection to the persons or entities proposed by the Owner. If the Contractor, Construction Manager or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor, the Construction Manager and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resumed upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Construction Manager, Architect, their consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Liability Insurance

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set

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forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

1. Claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
2. Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
4. Claims for damages insured by usual personal injury liability coverage;
5. Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
6. Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle; and
7. Claims for bodily injury or property damage arising out of completed operations; and
8. Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be submitted to the Construction Manager for transmittal to the Owner with a copy to the Architect prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Construction Manager, the Construction Manager's consultants, the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.2 Owner's Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 Property Insurance

§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

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§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for the Architect's, Contractor's, and Construction Manager's services and expenses required as a result of such insured loss.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 **Boiler and Machinery Insurance.** The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Construction Manager, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 **Loss of Use Insurance.** The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

§ 11.3.7 **Waivers of Subrogation.** The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees each of the other, and (2) the Construction Manager,

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Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as the Owner and Contractor may have to the proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Construction Manager, Construction Manager's consultants, Architect, Architect's consultants, Owner's separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or distribution of insurance proceeds in accordance with the direction of the arbitrators.

§ 11.4 Performance Bond and Payment Bond

§ 11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Construction Manager's or Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by either, be uncovered for their observation and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered which the Construction Manager or Architect has not specifically requested to observe prior to its being covered, the Construction Manager or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or one of the other Contractors in which event the Owner shall be responsible for payment of such costs.

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§ 12.2 Correction of Work

§ 12.2.1 Before or After Substantial Completion

The Contractor shall promptly correct Work rejected by the Construction Manager or Architect or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof, or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

§ 12.2.2.2 The one-year period shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors or other Multiple Prime Contractors caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Except as provided in

Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 13.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity or to an officer of the corporation for which it was intended; or if delivered at or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 Rights and Remedies

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 13.4.2 No action or failure to act by the Owner, Construction Manager, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

§ 13.5 Tests and Inspections

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Construction Manager and Architect timely notice of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Construction Manager, Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Construction Manager and Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Construction Manager and Architect of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. Such costs except as provided in Section 13.5.3, shall be at the Owner's expense.

§ 13.5.3 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Construction Manager's and Architect's services and expenses shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Construction Manager for transmittal to the Architect.

§ 13.5.5 If the Construction Manager or Architect is to observe tests, inspections or approvals required by the Contract Documents, the Construction Manager or Architect will do so promptly and, where practicable, at the normal place of testing.

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§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.6 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

§ 13.7 Time Limits on Claims

The Owner and the Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and the Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

1. Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
2. An act of government, such as a declaration of national emergency that requires all Work to be stopped;
3. Because the Construction Manager has not certified or the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
4. The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner payment for Work executed including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

1. repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
2. fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
3. repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
4. otherwise is guilty of substantial breach of a provision of the Contract Documents.

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§ 14.2.2 When any of the above reasons exist, the Owner, after consultation with the Construction Manager, and upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall, upon application, be certified by the Initial Decision Maker after consultation with the Construction Manager, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and the Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of this Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

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§ 15.1.2 Notice of Claims. Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Construction Manager and Architect, if the Construction Manager and or Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3 Continuing Contract Performance. Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Construction Manager will prepare Change Orders and the Architect will issue a Certificate for Payment or Project Certificate for Payment in accordance with the decisions of the Initial Decision Maker.

§ 15.1.4 Claims for Additional Cost. If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.3.

§ 15.1.5 Claims for Additional Time

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.6 Claims for Consequential Damages. The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision

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Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect and Construction Manager, if the Architect or Construction Manager is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a

notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.

Additions and Deletions Report for AIA® Document A232™ – 2009

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1

Polytech High School
Renovations and Additions

...

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Wilmington, Delaware 19801

...

Polytech School District
823 Walnut Shade Road
Woodside, Delaware 19980

...

Delaware Architects, LLC
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Milford, Delaware 19963

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, BSAA, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:30:48 on 07/12/2012 under Order No. 6974144824_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A232™ – 2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

SECTION 007300 SUPPLEMENTARY GENERAL CONDITIONS A232-2009

The following supplements modify the “General Conditions of the Contract for Construction,” AIA Document A232-2009. Where a portion of the General Conditions is modified or deleted by the Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

ARTICLE 1: GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1 THE CONTRACT DOCUMENTS

Delete the last sentence in its entirety and replace with the following:

“The Contract Documents also include Advertisement for Bid, Instructions to Bidder, sample forms, the Bid Form, the Contractor’s completed Bid and the Award Letter.”

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

Add the following Paragraphs:

1.2.4 In the case of an inconsistency between the Drawings and the Specifications, or within either document not clarified by addendum, the better quality or greater quantity of work shall be provided in accordance with the Architect’s interpretation.

1.2.5 The word “PROVIDE” as used in the Contract Documents shall mean “FURNISH AND INSTALL” and shall include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the Work.

1.2.6 The word “PRODUCT” as used in the Contract Documents means all materials, systems and equipment.

1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

Delete Paragraph 1.5.1 in its entirety and replace with the following:

“All pre-design studies, drawings, specifications and other documents, including those in electronic form, prepared by the Architect under this Agreement are, and shall remain, the property of the Owner whether the Project for which they are made is executed or not.

Such documents may be used by the Owner to construct one or more like Projects without the approval of, or additional compensation to, the Architect. The Contractor, Subcontractors, Sub-subcontractors and Material or Equipment Suppliers are authorized to use and reproduce applicable portions of the Drawings, Specifications and other documents prepared by the Architect and the Architect's consultants appropriate to and for use in the execution of their Work under the Contract Documents. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or Material and Equipment Supplier on other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and Architect's consultants.

The Architect shall not be liable for injury or damage resulting from the re-use of drawings and specifications if the Architect is not involved in the re-use Project. ."

Delete Paragraph 1.5.2 in its entirety.

ARTICLE 2: OWNER

2.1 General

2.1.2 Delete Paragraph 2.1.2 in its entirety.

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.1 Delete the last sentence in this paragraph.

2.2.3 Add the following sentence:

"The Contractor, at their expense shall bear the costs to accurately identify the location of all underground utilities in the area of their excavation and shall bear all cost for any repairs required, out of failure to accurately identify said utilities."

2.2.5 Delete Subparagraph 2.2.5 in its entirety and substitute the following:

2.2.5 The Contractor shall be furnished free of charge up to five (5) sets of the Drawings and Project Manuals. Additional sets will be furnished at the cost of reproduction, postage and handling.

ARTICLE 3: CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

Delete the third sentence in Paragraph 3.2.4.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following Paragraphs:

- 3.3.2.1 The Contractor shall immediately remove from the Work, whenever requested to do so by the Owner, any person who is considered by the Owner or Architect to be incompetent or disposed to be disorderly, or who for any reason is not satisfactory to the Owner, and that person shall not again be employed on the Work without the consent of the Owner or the Architect.
- 3.3.4 The Contractor must provide suitable storage facilities at the Site for the proper protection and safe storage of their materials. Consult the Owner and the Architect before storing any materials.
- 3.3.5 When any room is used as a shop, storeroom, office, etc., by the Contractor or Subcontractor(s) during the construction of the Work, the Contractor making use of these areas will be held responsible for any repairs, patching or cleaning arising from such use.

3.4 LABOR AND MATERIALS

Add the Following Paragraphs:

- 3.4.4 Before starting the Work, each Contractor shall carefully examine all preparatory Work that has been executed to receive their Work. Check carefully, by whatever means are required, to insure that its Work and adjacent, related Work, will finish to proper contours, planes and levels. Promptly notify the General Contractor/Construction Manager of any defects or imperfections in preparatory Work which will in any way affect satisfactory completion of its Work. Absence of such notification will be construed as an acceptance of preparatory Work and later claims of defects will not be recognized.
- 3.4.5 Under no circumstances shall the Contractor's Work proceed prior to preparatory Work proceed prior to preparatory Work having been completely cured, dried and/or otherwise made satisfactory to receive this Work. Responsibility for timely installation of all materials rests solely with the Contractor responsible for that Work, who shall maintain coordination at all times.

3.5 WARRANTY

Add the following Paragraphs:

- 3.5.1 The Contractor will warrant all materials and workmanship against original defects, except injury from proper and usual wear when used for the purpose intended, for one year after Acceptance by the Owner, and will maintain all

items in condition that conforms with the Contract Documents during the period of warranty.

- 3.5.2 Non-conforming work during the period of warranty will be corrected by the Contractor at its expense upon demand of the Owner, it being required that the Work conforms to the Contract Documents at the expiration of the warranty period.
- 3.5.3 In addition to the General Warranty there are other warranties required for certain items for different periods of time than the one year as above, and are particularly so stated in that part of the specifications referring to same. The said warranties will commence at the same time as the General Warranty.
- 3.5.4 If the Contractor fails to remedy any failure, defect or damage within a reasonable time after receipt of notice, the Owner will have the right to replace, repair, or otherwise remedy the failure, defect or damage at the Contractor's expense.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following Paragraphs:

- 3.11.1 During the course of the Work, the Contractor shall maintain a record set of drawings on which the Contractor shall mark the actual physical location of all piping, valves, equipment, conduit, outlets, access panels, controls, actuators, including all appurtenances that will be concealed once construction is complete, etc., including all invert elevations.
- 3.11.2 At the completion of the project, the Contractor shall obtain a set of reproducible drawings from the Architect, and neatly transfer all information outlined in 3.11.1 to provide a complete record of the as-built conditions.
- 3.11.3 The Contractor shall provide two (2) prints of the as-built conditions, along with the reproducible drawings themselves, to the Owner and one (1) set to the Architect. In addition, attach one complete set to each of the Operating and Maintenance Instructions/Manuals.

3.17 In the second sentence of the paragraph, insert "indemnify and" between "shall" and "hold".

ARTICLE 4: ARCHITECT AND CONSTRUCTION MANAGER

4.1 General

- 4.1.2 Insert "As required by law," at the beginning of the first sentence.

4.2 Administration of the Contract

Delete the first sentence of Paragraph 4.2.10 and replace with the following:

The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples for the purpose of checking for conformance with the Contract Documents.

Delete the second sentence of Paragraph 4.2.10 and replace with the following:

The Architect's action will be taken with such reasonable promptness as to cause no delay in the Work in the activities of the Owner, Contractor or separate Contractors, while allowing sufficient time in the Owner's professional judgment to permit adequate review.

Add the following to Paragraph 4.2.16:

There will be no full-time project representative provided by the Owner or Architect on this project.

Add to Paragraph 4.2.19 "and in compliance with all applicable codes, regulations and ordinances." to the end of the sentence.

ARTICLE 5: SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

Delete Paragraph 5.2.3 in its entirety and replace with the following:

5.2.3 If the Owner, Architect or Construction Manager has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Architect or Construction Manager has no reasonable objection, subject to the statutory requirements of 29 Delaware Code § 6962(d)(10)b.3 and 4.

ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

Delete Paragraph 6.1.3 in its entirety and replace with the following:

“When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term “Contractor” in the Contract Documents in each case shall mean the Constructor who executes each separate Owner-Contractor Agreement.”

6.2 MUTUAL RESPONSIBILITY

6.2.3 In the second sentence, strike the word “shall” and insert the word “may”.

ARTICLE 7: CHANGES IN THE WORK

(SEE ARTICLE 7: CHANGES IN WORK IN THE GENERAL REQUIREMENTS)

ARTICLE 8: TIME

8.2 PROGRESS AND COMPLETION

Add the following Paragraphs:

8.2.1.1 Refer to Specification Section SUMMARY OF WORK for Contract time requirements.

8.2.4 If the Work falls behind the Progress Schedule as submitted by the Contractor, the Contractor shall employ additional labor and/or equipment necessary to bring the Work into compliance with the Progress Schedule at no additional cost to the Owner.

8.3 DELAYS AND EXTENSION OF TIME

8.3.1 Strike “arbitration” and insert “remedies at law or in equity”.

Add the following Paragraph:

8.3.2.1 The Contractor shall update the status of the suspension, delay, or interruption of the Work with each Application for Payment. (The Contractor shall report the termination of such cause immediately upon the termination thereof.) Failure to comply with this procedure shall constitute a waiver for any claim for adjustment of time or price based upon said cause.

Delete Paragraph 8.3.3 in its entirety and replace with the following:

8.3.3 Except in the case of a suspension of the Work directed by the Owner, an extension of time under the provisions of Paragraph 8.3.1 shall be the Contractor’s sole remedy in the progress of the Work and there shall be no

payment or compensation to the Contractor for any expense or damage resulting from the delay.

Add the following Paragraph:

8.3.4 By permitting the Contractor to work after the expired time for completion of the project, the Owner does not waive its rights under the Contract.

8.3.5 The parties agree that Paragraph 8.3.3 of the Supplementary General Conditions does not apply to the Construction Manager in the event of a delay caused by a party other than the Construction Manager.

ARTICLE 9: PAYMENTS AND COMPLETION

9.2 SCHEDULE OF VALUES

Add the following Paragraphs:

9.2.1 The Schedule of Values shall be submitted using AIA Document G702, Continuation Sheet to G703.

9.2.2 The Schedule of Values is to include a line item for Project Closeout Document Submittal. The value of this item is to be no less than 3.5% of the initial contract amount.

9.3 APPLICATIONS FOR PAYMENT

Add the following Paragraph:

9.3.1.3 Application for Payment shall be submitted on AIA Document G702 "Application and Certificate for Payment", supported by AIA Document G703 "Continuation Sheet". Said Applications shall be fully executed and notarized.

Add the following Paragraphs:

9.3.4 Until Closeout Documents have been received and outstanding items completed the Owner will pay 95% (ninety-five percent) of the amount due the Contractor on account of progress payments.

9.3.5 The Contractor shall provide a current and updated Progress Schedule to the Architect with each Application for Payment. Failure to provide Schedule will be just cause for rejection of Application for Payment.

9.5 DECISIONS TO WITHHOLD CERTIFICATION

Add the following to 9.5.1:

- .8 failure to provide a current Progress Schedule;
- .9 a lien or attachment is filed;
- .10 failure to comply with mandatory requirements for maintaining Record Documents.

9.6 PROGRESS PAYMENTS

Delete Paragraph 9.6.1 in its entirety and replace with the following:

- 9.6.1 After the Architect and the Construction Manager have approved and issued a Certificate for Payment, payment shall be made by the Owner within 30 days after Owner's receipt of the Certificate for Payment.

9.7 FAILURE OF PAYMENT

In first sentence, strike the first reference to "seven" and insert "thirty (30)". Also strike "binding dispute resolution" and insert "remedies at law or in equity".

9.8 SUBSTANTIAL COMPLETION

- 9.8.5 In the second sentence, strike "shall" and insert "may".

ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

Add the following Paragraphs:

- 10.1.1 Each Contractor shall develop a safety program in accordance with the Occupational Safety and Health Act of 1970. A copy of said plan shall be furnished to the Owner and Architect prior to the commencement of that Contractor's Work.
- 10.1.2 Each Contractor shall appoint a Safety Representative. Safety Representatives shall be someone who is on site on a full time basis. If deemed necessary by the Owner or Architect, Contractor Safety meetings will be scheduled. The attendance of all Safety Representatives will be required. Minutes will be recorded of said meetings by the Contractor and will be distributed to all parties as well as posted in all job offices/trailers etc.

10.2 SAFETY OF PERSONS AND PROPERTY

Add the following Paragraph:

10.2.4.1 As required in the Hazardous Chemical Act of June 1984, all vendors supplying any material that may be defined as hazardous must provide Material Safety Data Sheets for those products. Any chemical product should be considered hazardous if it has a caution warning on the label relating to a potential physical or health hazard, if it is known to be present in the work place, and if employees may be exposed under normal conditions or in foreseeable emergency situations. Material Safety Data Sheets shall be provided directly to the Owner, along with the shipping slips that include those products.

10.3 HAZARDOUS MATERIALS

Delete Paragraph 10.3.3 in its entirety.

Delete Paragraphs 10.3.6 in its entirety.

ARTICLE 11: INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1.4 Strike "the Owner" immediately following "(1)" and strike "and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations."

11.2 OWNER'S LIABILITY INSURANCE

Delete Paragraph 11.2 in its entirety.

11.3 PROPERTY INSURANCE

Delete Paragraph 11.3 and its subparagraphs in their entirety and replace with the following:

11.3 The Owner will not provide Builder's All Risk Insurance for the Project. The Contractor and all Subcontractors shall provide property coverage for their tools and equipment, as necessary. Any mandatory deductible required by the Contractor's Insurance shall be the responsibility of the Contractor.

11.4 PERFORMANCE BOND AND PAYMENT BOND

11.4.1 Add the following sentence: "The bonds will conform to those forms approved by the Office of Management and Budget."

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK

12.2.2 AFTER SUBSTANTIAL COMPLETION

Add the following Paragraph:

12.2.2.1.1 At any time during the progress of the Work, or in any case where the nature of the defects will be such that it is not expedient to have corrected, the Owner, at its option, will have the right to deduct such sum, or sums, of money from the amount of the Contract as it considers justified to adjust the difference in value between the defective work and that required under contract including any damage to the structure.

12.2.2.2 Strike “one” and insert “two”.

12.2.2.3 Strike “one” and insert “two”.

12.2.5 In second sentence, strike “one” and insert “two”.

ARTICLE 13: MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Strike “except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.”

Insert “except that, if the parties have selected arbitration as the method of dispute resolution, the Delaware Arbitration Act, 10 Del. C. §5701, shall govern Section 15.4.”

13.6 INTEREST

Strike “the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.” Insert “30 days of presentment of the authorized Certificate of Payment at the annual rate of 12% or 1% per month.

13.7 TIME LIMITS ON CLAIMS

Strike the last sentence.

Add the following Paragraph:

13.8 CONFLICTS WITH FEDERAL STATUTES OR REGULATIONS

- 13.8.1 If any provision, specifications or requirement of the Contract Documents conflict or is inconsistent with any statute, law or regulation of the government of the United State of America, the Contractor shall notify the Architect and Owner immediately upon discovery.

ARTICLE 14: TERMINATION OR SUSPENSION OF THE CONTRACT

14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

Delete Paragraph 14.4.3 in its entirety and replace with the following:

- 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and cost incurred by reason of such termination along with reasonable overhead.

ARTICLE 15: CLAIMS AND DISPUTES

15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

Delete Paragraph 15.1.6 and its subparagraphs in their entirety.

15.2 INITIAL DECISION

Delete Paragraph 15.2.5 in its entirety and replace with the following:

- 15.2.5 The Architect will approve or reject Claims by written decision, which shall state the reasons therefore and shall notify the parties of any change in the Contract Sum or Contract Time or both. The approval or rejection of a Claim by the Architect shall be subject to mediation and other remedies at law or in equity.

Delete Paragraph 15.2.6 and its subparagraphs in their entirety.

15.3 MEDIATION

15.3.1 Strike "binding dispute resolution" and insert "any or all remedies at law or in equity".

15.3.2 In the first sentence, delete "administered by the American Arbitration Association accordance with its Construction Industry Mediation Procedure in effect on the date of the Agreement,". Also strike "binding dispute resolution" and insert "remedies at law and in equity".

15.4 ARBITRATION

Delete Paragraph 15.4 and its subparagraphs in their entirety.

END OF SUPPLEMENTARY GENERAL CONDITIONS

SECTION 007343 – WAGE RATE REQUIREMENTS

1. SUMMARY

- 1.1. In accordance with Delaware Code, Title 29, Chapter 69, Section 6912, all laborers and mechanics of the Contractor and all subcontractors employed to perform work directly upon the site of the work shall be paid unconditionally and not less often than once a week and without subsequent deduction or rebate on any account the full amounts accrued at the time of payment computed at wage rates not less than those determined by the Division of Industrial Affairs, Department of Labor, State of Delaware, as the prevailing rates in this area.
- 1.2 This approved scale of wages must be posted by the Contractor in a prominent and easily accessible place at the site of the work.
- 1.3 It is further stipulated that there may be withheld from the Contractor such accrued payment as may be considered necessary by the contracting officer to pay laborers and mechanics employed by the Contractor or any subcontractors on the work the difference between the rates of wages required and the rate of wages received by such laborers and mechanics and not refunded to the Contractor, subcontractor or their agents.
- 1.4 Where wage rates are published in this Manual they are issued by the State Department of Labor on the date indicated and are included for the convenience of Bidders. The Owner, the Architect, and the Construction Manager, accept no responsibility for the accuracy or applicability of any rates included herein. The actual wage rate determinations which will apply to the work will be those in effect on the first day of public advertisement for bids as determined by the State Department of Labor. It will be the responsibility of each bidder to contact the State Department of Labor and to incorporate these rates in his bid.
- 1.5 "In accordance with Delaware Code, Title 29, Section 6912, as amended July 5, 1994, contractors shall furnish sworn payroll information to the Department of Labor on a weekly basis for each contract which exceeds \$15,000 for renovation work and \$100,000 for new construction. The construction contract amount is based on a cumulative total of all contracts bid for a specific project. Payroll forms for submission may be obtained from the Department of Labor."
 - 1.5.1 A Payroll Report, available from the Department of Labor is to be used to provide this information.
- 1.6 A copy of the Prevailing Wages for the project is attached hereto.

END OF SECTION

Polytech High School - Renovations and Additions
Bid Pack C
1 Apr 2013

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 451-3423

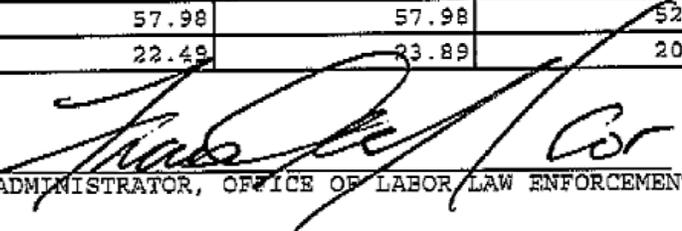
Mailing Address:
225 CORPORATE BOULEVARD
SUITE 104
NEWARK, DE 19702

Located at:
225 CORPORATE BOULEVARD
SUITE 104
NEWARK, DE 19702

PREVAILING WAGES FOR BUILDING CONSTRUCTION EFFECTIVE MARCH 15, 2012

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	23.22	29.83	39.20
BOILERMAKERS	65.47	33.22	48.83
BRICKLAYERS	45.63	45.63	45.63
CARPENTERS	49.06	49.06	39.22
CEMENT FINISHERS	40.38	29.11	21.20
ELECTRICAL LINE WORKERS	43.49	37.29	28.44
ELECTRICIANS	59.10	59.10	59.10
ELEVATOR CONSTRUCTORS	73.14	40.93	30.55
GLAZIERS	62.60	62.60	54.20
INSULATORS	50.38	50.38	50.38
IRON WORKERS	58.70	58.70	58.70
LABORERS	37.20	37.20	37.20
MILLWRIGHTS	60.85	60.85	47.42
PAINTERS	40.62	40.62	40.62
PILEDRIVERS	66.42	37.64	30.45
PLASTERERS	21.61	21.61	17.50
PLUMBERS/PIPEFITTERS/STEAMFITTERS	57.95	43.24	46.28
POWER EQUIPMENT OPERATORS	55.81	55.81	24.13
ROOFERS-COMPOSITION	21.01	20.71	17.02
ROOFERS-SHINGLE/SLATE/TILE	17.59	17.50	16.45
SHEET METAL WORKERS	64.39	62.18	62.18
SOFT FLOOR LAYERS	44.92	44.92	44.92
SPRINKLER FITTERS	50.65	50.65	50.65
TERRAZZO/MARBLE/TILE FNRS	50.50	50.50	45.45
TERRAZZO/MARBLE/TILE STRS	57.98	57.98	52.63
TRUCK DRIVERS	22.49	23.89	20.03

CERTIFIED: 5/4/12

BY: 

ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992. --

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 451-3423.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: Polytech High School - Additions and Renovations, Kent County

SECTION 011100 - SUMMARY OF WORK

1. RELATED DOCUMENTS

1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Sections, apply to work of this Section.

2. CONTRACTS

2.1 The work will be performed under separate prime contracts managed by the Construction Manager.

3. ALTERATIONS & COORDINATION

3.1 Contractor shall be responsible to coordinate their work with the work of others, including, but not limited to, the preparation of general coordination drawings, diagrams and schedules, and control of site utilization, from the beginning of activity, through project close-out and warranty periods.

4. KNOWLEDGE OF CONTRACT REQUIREMENTS

4.1 The Contractor and his Subcontractors, Sub-subcontractors and material men shall consult in detail the Contract Documents for instructions and requirements pertaining to the Work, and at his and their cost, shall provide all labor, materials, equipment and services necessary to furnish, install and complete the work in strict conformance with all provisions thereof.

4.2 The Contractor will be held to have examined the site of the Work prior to submitting his proposal and informed himself, his Subcontractors, Sub-subcontractors and material men of all existing conditions affecting the execution of the Work.

4.3 The Contractor will be held to have examined the Contract Documents and modifications thereto, as they may affect subdivisions of the Work and informed himself, his Subcontractors, Sub-subcontractors and material men of all conditions thereof affecting the execution of the Work.

4.4 The Scope of Work for the Contract is not necessarily limited to the description of each section of the Specifications and the illustrations shown on the Drawings. Include all minor items not expressly indicated in the Contract Documents, or as might be found necessary as a result of field conditions, in order to complete the Work as it is intended, without any gaps between the various subdivisions of work.

4.5 The Contractor will be held to be thoroughly familiar with all conditions affecting labor in the area of the Project including, but not limited to, Unions, incentive pay, procurements, living, parking and commuting conditions and to have informed his Subcontractors and Sub-subcontractors thereof.

5. CONTRACT DOCUMENTS INFORMATION

- 5.1 The Contract Documents are prepared in accordance with available information as to existing conditions and locations. If, during construction, conditions are revealed at variance with the Contract Documents, notify the Construction Manager immediately, but no more than three (3) days from the day the variance is first known. Failure to give timely notice shall operate to waive any claim Contractor might otherwise have for an adjustment to Contract Time or Sum as a consequence of such variance.
- 5.2 The Specifications determine the kinds and methods of installation of the various materials, the Drawings establish the quantities, dimensions and details of materials, the schedules on the Drawings give the location, type and extent of the materials.
- 5.3 Dimensions given on the Drawings govern scale measurements and large scale drawings govern small scale drawings, except as to anything omitted unless such omission is expressly noted on the large scale drawings.
- 5.4 The techniques or methods of specifying to record requirements varies throughout text, and may include “prescriptive”, “open generic/descriptive”, “compliance with standards”, “performance”, “proprietary”, or a combination of these. The methods used for specifying one unit of work has no bearing on requirements for another unit of work.
- 5.5 Whenever a material, article or piece of equipment is referred to in the singular number in the Contract Documents, it shall be the same as referring to it in the plural. As many such materials, articles or pieces of equipment shall be provided as are required to complete the Work.
- 5.6 Whenever a material, article or piece of equipment is specified by reference to a governmental, trade association of similar standard, it shall comply with the requirements of the latest publication thereof and amendments thereto in effect on the bid date.
- 5.7 In addition to the requirements of the Contract Documents, Contractor’s work shall also comply with applicable standards of the construction industry and those industry standards are made a part of Contract Documents by reference, as if copied directly into Contract Documents, or as if published copies were bound herein.
- 5.8 Where compliance with two (2) or more industry standards, contract requirements, or sets of requirements is specified, and overlapping of those different standards or requirements establishes different or conflicting minimums or levels of quality, then the most stringent requirements, which are generally recognized to be also the most costly, is intended and will be enforced, unless specifically detailed language written into the Contract Documents clearly indicates that a less stringent requirement is to be fulfilled. Refer apparently equal but different requirements, and uncertainties as to which level of quality is more stringent, to Architect for decision before proceeding.

- 5.9 Reference standards referenced directly in Contract Documents or by governing regulations have precedence over non-reference standards which are recognized in industry for applicability of work.
- 5.10 Contractor's bid is based on the complete set of Contract Documents including documents not specifically issued as part of the bid pack but referenced in same.

6. SCOPE OF WORK/GENERAL INFORMATION

- 6.1 A Scope of Work for each contract to be awarded on the project follows in this section. When a Contract has been awarded to a Contractor, the successful Contractor will be listed after the title of the Contract. When no Contract has yet been awarded, no Contractor's name will be listed. Previous Scopes of Work include addendum changes.
- 6.2 Contractor is responsible for performing the work listed in the Summary of Work for his contract. Contractor is also responsible for knowing the work that has been assigned to preceding contracts. No additional compensation or extension of time will be allowed a Contractor due to his ignorance of the work assigned to his Contract or to other contracts which may affect his work. The Contractor is responsible, however, for all items which are covered in the Specifications and Drawings relating to their Contract if not specifically mentioned in the Summary of Work.
- 6.3 The Construction Manager will provide on-site a source for temporary electric, temporary water and portable sanitation facilities only. It is each Contractor's responsibility to make the necessary connections, including all material for temporary electric and water. Please note that utility charges for office trailers will be the responsibility of the individual Contractors.
- 6.4 A dumpster will be provided on site for free use by Contractors to dispose of non-hazardous, common, work-related refuse. Clean-up is the responsibility of each Contractor. Clean up shall be performed on a daily basis. Contractors not complying will be advised in writing and back charged for all costs associated with the cleanup of their work.
- 6.5 Contractors are reminded that there are limited storage areas available on site. Offsite storage will be the responsibility of each individual Contractor.
- 6.6 Office trailer permits off site will be the responsibility of each individual Contractor. On site Contractor's field offices, one (1) per Contractor, if required, will be located as directed by the Construction Manager.
- 6.7 Contractor will be prepared to discuss and submit a detailed project schedule seven (7) days after receipt of Notice to Proceed and to begin its submittal process. The Project Schedule is an integral part of this contract. Certain construction sequences and priorities must take place in order to meet the target dates. Concentrated work periods will occur and each Contractor is responsible to staff the project as required by the current Construction Schedule or as

directed by the Construction Manager. Contractor will cooperate with the Construction Manager in planning and meeting the required sequences of work and Project Schedule as periodically updated by the Construction Manager.

- 6.8 All bids must include insurance limits in accordance with Article 11 of the Section 007300 SUPPLEMENTARY CONDITIONS.
- 6.9 Hoisting, scaffolding and material handling is the responsibility of each Contractor, unless otherwise noted.
- 6.10 Contractor will be responsible for layout of its own work. The Construction Manager will provide benchmark and layout of the building line.
- 6.11 Contractor will be responsible to keep clean public roadways soiled by construction traffic on a daily basis. If cleaning is not done, the Construction Manager may perform the cleaning on an overtime basis and backcharge the Contractor responsible.
- 6.12 Contractor Scopes of Work and Schedule are interrelated. Familiarity with each is required.
- 6.13 The Construction Manager will provide testing services for soil, concrete and steel. Other testing as required by the Contract Documents will be in accordance with the technical specifications and/or the individual scope of work. Refer to Specification Section 004500 - QUALITY CONTROL.
- 6.14 Safety is the responsibility of each individual Contractor. The project will be governed under the guidelines of OSHA.
- 6.15 Inter-Contractor shop drawing distribution will be performed by the Construction Manager. Contractor is individually responsible for either coordinating his work with these distributed drawings or notifying the Construction Manager, in writing, of any discrepancies.
- 6.16 Coordination with other trades will be required. The Contractor will be required to attend periodic coordination meetings with other trades where requirements, conflicts and coordination issues will be discussed and resolved. Attendance when requested will be mandatory. If inter-Contractor coordination is not satisfactorily performed, the conflicting Contractors shall mutually share the cost to relocate and/or reinstall their work.
- 6.17 Contractor shall submit a schedule of values to the Construction Manager, through Building Blok Management System, prior to the submission of their first invoice for approval.
- 6.18 Contractor is expected to review and coordinate its Work with the complete set of Contract Documents, including all items noted as by his trade whether or not shown on that particular set of drawings. Documents are available at the site for review.
- 6.19 Contractor is responsible for obtaining all necessary permits required for his work, including

street permits. Unless otherwise noted, building permit shall be secured by the Construction Manager. Any subcontractor who will be restricting access to street, right of way or adjacent property must notify the Construction Manager 48 hours in advance.

- 6.20 Contractor's License: Submit a copy of all business licenses required by local and state agencies.
- 6.21 Contractor shall absorb, without additional compensation, any and all costs of working beyond normal hours to maintain job progress in accordance with the current construction schedule.
- 6.22 No asbestos or PCB's in or on any material or equipment will be accepted or allowed on this project. All hazardous materials will be treated in accordance with all State and Federal regulations.
- 6.23 Daily cleanup of the work is the responsibility of each individual Contractor which includes broom cleaning of their debris as required. Contractor will be individually back charged by the Construction Manager for cleanup not satisfactorily performed by the Contractor.
- 6.24 In the event asbestos is uncovered, the Contractor shall notify the Construction Manager of the areas requiring removal of asbestos. The Construction Manager shall then coordinate the removal with the Owner.
- 6.25 This project is to be constructed adjacent to and in existing buildings. Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing building in the area.
- 6.26 Existing mechanical, electrical, plumbing, sprinkler, medical gas, fire alarm, etc. systems will be shut off and locked out by the Owner as required by the Work. Tie-in's and modifications to those systems will be performed by the specific Contractor associated with the work as indicated in the Contract Documents. Re-energizing and re-startup of all systems should be performed by the Owner.
- 6.27 The Safety Cable System shall not be altered or removed without a written request submitted to the Project Manager with a copy to the Field Manager. It shall be the responsibility of each and every Contractor that is removing or altering the Safety Cable System to maintain the fall protection safety provided by the safety cable and not leave the area unprotected. Each and every Contractor shall be responsible to re-install the Safety Cable System immediately after work is completed. Each and every Contractor shall be responsible to re-install the Safety Cable System in accordance to OSHA standards.
- 6.28 Normal work hours for this project are from 7:00 a.m. to 3:30 p.m. Any work to be performed outside of these hours must receive prior approval from the Construction Manager. Requests to work beyond normal work hours shall be submitted at least 48 hours prior.

- 6.29 Contractor is responsible for having a competent project superintendent/foreman on-site during all work performed under its contract.
- 6.30 In the event the Contractor has non-English speaking employees or subcontractors on the project, they shall have a superintendent or foreman on site, at all times, who speaks English and can communicate with Contractor's employees. Should the Contractor fail to meet this requirement, at any time, Construction Manager may direct all Work to stop until the proper supervision is on site. The Contractor will be responsible for maintaining the project work schedule and make up at its own expense, any delay to the Schedule resulting from the work stoppage.
- 6.31 Punch List Procedures: Contractor shall be given a copy of the punch list with his appropriate work identified. Contractor shall have nine (9) calendar work days to complete its punch list work. On the 10th day or as determined by the Construction Manager, the Construction Manager shall employ other contractors, as required, to complete any incomplete punch list work and retain from the appropriate Contractors retainage all costs incurred.
- 6.32 Contractor shall provide the necessary safety barricades and railings required to complete their work and comply with all OSHA, local code and contract specifications.

CONTRACT NO. A-1: SITEWORK & LANDSCAPING (DIAMOND MATERIALS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Division 22 Plumbing

Division 26 Electrical

Division 31 Earthwork

Division 32 Exterior Improvements

Division 33 Utilities

Section 321818 Tennis Court Repair and Resurfacing (BPA ADDENDUM NO. 1)

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 1-1 Provide sitework, storm, sanitary, and water utilities, road improvements, paving, curbs, walks and topsoil/seeding.
- 1-2 This Contractor shall visit the site of the proposed work, fully acquaint and familiarize themselves with the conditions as they exist and the character of the operations to be carried out under the proposed Contract, and make such investigation as they may see fit so that they shall fully understand the facilities, physical conditions and restrictions affecting the work under the Contract. Claims for additional compensation and/or extensions of time because of Contractor's failure to familiarize themselves with all conditions which might affect the work shall not be allowed.
- 1-3 Provide layout of this contract work from a licensed surveyor.
- 1-4 Furnish, install, maintain and remove sediment control systems including sediment control plan. Maintain sediment control until substantial completion established by DNREC.
- 1-5 Provide and maintain stabilized construction entrances.
- 1-6 Provide potable water for sitework and dust control from a mobile source. The use of the school district's fire hydrants for construction water is not authorized.
- 1-7 Protect all existing trees to remain within the limits of construction.
- 1-8 Provide a certified construction reviewer (CCR) to perform inspections and provide written reports; signed and sealed by a professional engineer.

- 1-9 Clearing, grubbing and removal of trees, roots and stumps.
- 1-10 Topsoil stripping and stockpiling on site.
- 1-11 Contractors should carefully review the soil borings as they relate to the extent of rubble to be removed and other man made obstructions.
- 1-12 Saw cutting and removal of sidewalks, curbs, etc. in the performance of work is this Contractor's responsibility.
- 1-13 Rough grading for area defined on site drawings for building, lawn areas, bituminous roads, parking and walkways. Preparation of subgrade for building slabs, walks and pavements.
- 1-14 Furnish, install and maintain select fill under slab. The Sitework Contractor will bring the area beneath the building to an elevation that is 8-inches below finished concrete elevation. The area will then be turned over to the Concrete Contractor who will be excavating and installing the foundations. It will be the responsibility of the Sitework Contractor to maintain all open excavations and dewater as specified until the excavation work is turned over to the Concrete Contractor. Once the Concrete Contractor has accepted this work it will be the responsibility of the Concrete Contractor to maintain and dewater all excavations until the concrete work is complete. The Concrete Contractor and the Sitework Contractor are to coordinate this procedure so that there are no additional costs to the Owner for additional excavation or concrete. Backfilling around the foundation walls, inside and outside, will be the responsibility of the Concrete Contractor.
- 1-15 Filling and backfilling as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with the project documents. It is the intent to use imported fill within the foot print of the building, plus a 10 foot zone around the entire perimeter of the building. It is the intent to use on site material and not imported fill as much as practicable. The use of this onsite material shall conform with the compaction requirements as specified on the drawings and in the specifications. There is not a sufficient amount of fill material on the site. Therefore importing of material is required, and shall be included in the cost of the work. If it is determined by the testing agency that the onsite material is unsatisfactory material then the material shall be removed and replaced at a unit price for select fill.
- 1-16 Proof rolling of limit of excavation prior to the start of fill operations.
- 1-17 Provide all DelDOT permits related to work for this project.
- 1-18 The Sitework Contractor is responsible for all of the Domestic Water System Construction Notes on drawings C-301 & C-302, except note W-11, which is the responsibility of Fire Protection Subcontractor.
- 1-19 The Sitework Contractor is responsible for all of the Sanitary Sewer and Storm Sewer Construction Notes on drawings C-301 & C-302.

- 1-20 The Sitework Contractor is responsible for all of the General Construction Notes on drawings C-201 & C-202, except notes G-8, G-9, G-13, G-22, G-28, G-31, G-33, & G-34. (BPA ADDENDUM NO. 2)
- 1-21 The Sitework Contractor is responsible for all of the Striping & Signage Construction Notes on drawings C-201 & C-202.
- 1-22 This Contractor will trace the location of the sanitary and storm lines leaving the existing building next to the Green House. This information will be provided to the engineers so they can determine if any relocation is required. The located storm lines will be extended to catch basin #26.
- 1-23 All utilities shall be brought to within +/- 3 feet of the building line by this Contractor. This Contractor will be connecting the new utilities to the existing utilities, so as not to disrupt services, as shown on drawings P300 and P301. The connection of the other utilities from +/- 3 feet and into the building shall be by others. (BPA ADDENDUM NO. 2)
- 1-24 The Sitework Subcontractor will hand dig test pits in order to locate existing utilities and structures that are within the limits of the new utilities.
- 1-25 Provide perimeter protection of all excavated areas until suitably backfilled.
- 1-26 This Contractor shall clean public streets and sidewalks daily. This Contractor shall collect and remove from the site daily all rubbish, scrap and other debris resulting from its operations.
- 1-27 Temporary water will be the responsibility of the individual Contractors. The Construction Manager will not provide this service.
- 1-28 Include all costs for traffic maintenance, temporary signage, temporary barricades, arrows, pedestrian protection, flagman, etc. required to complete the work.
- 1-29 This Contractor shall provide and maintain all temporary access roads as detailed in Contract Documents, until completion of project. Provide and maintain temporary stone dust paths from the emergency doors of the existing high school. The paths shall be 6' wide and 6" deep. Provide and maintain a temporary access road between the existing west parking lot and the existing roller skating rink. The road is to be constructed of stabilized stone material, crushed concrete or asphalt millings. Road will be 24' wide and 12" thick. Maintain paths and access road during the duration of construction. See sketches TEMP-001, TEMP-002, & TEMP-003. (BPA ADDENDUM NO. 1)
- 1-30 Base bid shall include all standard dewatering measures; utilizing trenches, crocks, stone and portable pumping measures. This contractor to provide these measures as required to perform their work. Well pointing if necessary will be handled as a negotiated cost by the

Owner.

- 1-31 Furnish, install, maintain, and remove temporary orange construction fencing as required by Construction Manager (including 1,000 linear feet in base bid).
- 1-32 Provide approximately ~~1,400~~ 500 linear feet of 6' high #9 gauge galvanized chain link fence; three single swing gates 6' high by 4' wide; two double swing gates 6' high by 24' wide; with top rail and bottom tension wire. The posts shall be installed in the ground. The exact location will be as directed by the Construction Manager. This fence is required to be in-place for the duration of the project. Maintain this work until Substantial Completion. At the end of the project the Sitework Contractor will remove the fence, patch and repair the finished surfaces to a like-new condition. (BPA ADDENDUM NO. 1)
- 1-33 Provide temporary pavement striping at the east entrance. The striping will include 6 white directional arrows and 4" wide solid yellow stripe to separate inbound and outbound traffic. Remove the existing directional arrows before applying the temporary striping.
- 1-34 Provide an allowance to furnish and install ~~10,000~~ 15,000 square feet of 6 inch thick stone base and filter fabric for access around the construction site as directed by the Construction Manager. This Subcontractor will remove and dispose of this material prior to final grading and spreading of topsoil. (BPA ADDENDUM NO. 2)
- 1-35 Provide in the base bid \$20,000 allowance for work as directed by the Construction Manager.
- 1-35.a This Contractor shall include in the Base Bid the cost of remobilization, cleaning and tack coating the asphalt base course in order to install the asphalt top coat. (BPA ADDENDUM NO. 1)
- 1-35.b ASPHALT CEMENT COST ADJUSTMENT
- Payments to the Contractor shall be adjusted to reflect increase or decreases in the Delaware Posted Asphalt Cement Price when compared to the Project Asphalt Cement Base Price, as defined in these Special Provisions.
 - The Delaware Posted Asphalt Cement Price will be issued monthly by the Department and will be the industry price for Asphalt Cement, F.O.B. Philadelphia, Pennsylvania.
 - All deviations of the Delaware Posted Asphalt Cement Price from the Project Asphalt Cement Base Price are eligible for cost adjustment. No minimum increases or decreases or corresponding percentages are required to qualify for cost adjustment.
 - Actual quantity of asphalt cement qualifying for any Asphalt Cement Cost Adjustment will be computed on the basis of weight tickets and asphalt percentage from the approved job mix formula.

- For Recycled Hot-Mix the asphalt percentage eligible for cost adjustment shall be only the new asphalt cement added to the mix.
 - The Asphalt cement cost adjustment will be calculated on grade PG 64-22 asphalt regardless of the actual grade of asphalt used. The Project Asphalt Cement Base Price for the project will be based on the August 1st price posted on DelDOT's website.
 - If the Contractor exceeds the authorized allotted completion time, the price of asphalt cement on the last authorized allotted work day, shall be the prices used for cost adjustment. However, if the industry posted price for asphalt cement goes down, the asphalt cement cost shall be adjusted downward accordingly. (BPA ADDENDUM NO. 1)
- 1-35.c Provide an allowance of \$5,000, as part of Alternate No. 3, to clean/sand/slurry existing cracks in the remaining paving after the 1-1/2" milling. (BPA ADDENDUM NO. 3)

DEMOLITION

- 1-36 Provide all labor, material, trucking, equipment, hoisting, scaffolding, power, temporary facilities, supervision, layout, clean up, etc. for the complete performance of all demolition work. This contractor is responsible for all of the demolition notes detailed on drawing C-102 & C-103. The utility relocations discussed in notes R21, R22, R23, and R25 will be performed by the utility companies and is not the responsibility of the Sitework Contractor. The Sitework Contractor will coordinate and cooperate with the utility companies while the work is being performed. (BPA ADDENDUM NO. 2)
- 1-37 Any existing piping, subsoil drainage systems, conduit, manholes, tanks, catch basins, etc. which are abandoned shall be plugged with concrete and, to the extent within or beneath the limits of excavation, removed. All others are to be maintained and repaired or otherwise restored to proper operating condition.
- 1-38 Remove from site all combustible material including, but not limited to wood, steel, iron, structural steel, and dispose of in a legal manner. No on site burning of material will be allowed at any time.
- 1-39 Remove from site concrete slabs on grade, hot mix paving, retaining walls (concrete and masonry) in a legal manner.
- 1-40 Items of demolition shall include, but not necessarily be limited to, complete structures, wall framing, masonry walls, structural steel, interior partitions, roofing, mechanical and electrical equipment and fixtures, and related equipment.
- 1-41 This Contractor shall notify the Construction Manager immediately if hazardous materials (i.e. asbestos, lead, PCB's, etc.) are uncovered. At that time, all work in the affected area will be stopped until proper removal can be completed by others (i.e. hazardous material abatement contractor).

- 1-42 Temporary maintenance standby labor such as for temporary water, temporary power, temporary light and the like where required due to this Contractor's work is to be included within the Contract Price.
- 1-43 This Project is to be constructed adjacent to existing buildings, this Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing buildings in the area.
- 1-44 All light, power, water and any other utilities, including special provisions for hookups to same for this Contractor's operations will be provided by this Contractor within the Contract Price and unit prices.
- 1-45 This Contractor shall comply with all Federal, State and local laws requiring noise control and hours which work is to be conducted. Mufflers, "whisperized" compressors, etc., shall be used as required for compliance with laws and ordinances throughout the course of the Work.
- 1-46 It is understood that all Work under this Contract shall be in strict accordance with the Building Code with the County, State and any other agency having jurisdiction. In the event of any conflict in any provisions of any regulatory agency and Contract Documents, the more stringent requirements shall apply.
- 1-47 This Contractor is aware of the structural capacities of various portions of the structure. Cranes, materials, deliveries and material storage, shall not exceed rated capacities without this Contractor taking appropriate steps to compensate for the imposition of loads which may exceed the design criteria and which are imposed solely by this Contractor's operations.
- 1-48 This Contractor shall provide any and all "fire watch" personnel required due to the Contractor's cutting, burning, welding or other open flame activity.
- 1-49 This Contractor shall submit proposed methods and operations of building demolition to the Owner, his representative or agents for review prior to the start of work, including a schedule of coordinating the shut off, capping and/or continuation of utility services as required.
- 1-50 This Contractor, in the performance of the Work under his subcontractor, shall maintain all required means of egress from the existing buildings and alter such stairs, platforms and fire escapes as required to satisfy all agencies having jurisdiction.
- 1-51 Before demolition work is started, existing sewer, water, gas and other service lines to the existing buildings shall be shut off, disconnected and capped or plugged in accordance with the requirements of the utility companies or other authorities having jurisdiction. This Contractor shall notify all such authorities in advance and obtain their approval and

- cooperation in shutting off utilities. All costs in connection with disconnecting utilities shall be borne by this Contractor.
- 1-52 This Contractor shall take special precautions to shore, brace, and support or relocate any utility lines as may be required to satisfy all agencies having jurisdiction.
- 1-53 This Contractor shall, in cooperation with utility companies, remove or cause to be removed all light and power poles if required to be removed, at such time as the services utilizing said poles are no longer required.
- 1-54 If required, this Contractor shall relocate power or light poles, fire hydrants, traffic signs or signals and similar utility and public service items in use and shall cooperate with all governmental agencies having jurisdiction over such items so as not to interfere with the services of such governmental agencies.
- 1-55 Street openings made for the shutting off or tapping of utility lines or for any other purpose shall be backfilled, tamped and the surfaces restored in accordance with the requirement of applicable local codes or to match existing; whichever is greater.
- 1-56 Existing services to remain will be defined by the Owner prior to or immediately after the start of demolition work.
- 1-57 Utility equipment belonging to the utility companies, if to be retained by these companies, will be removed from the site by the company owning the equipment upon notification by this Contractor.
- 1-58 This Contractor shall make a careful examination of the structures to be demolished and the adjoining property and utilities which are to remain; take whatever precautions are necessary and carry on operations so as to prevent personal injury and any settlement, collapse, damage from falling debris or other causes to adjacent building.
- 1-59 Any damage to public property, private property, or to utilities due to demolition operations, or the Contractor's neglect, shall be corrected by this Contractor, in a manner approved by the Owner and the parties whose property has been damaged, all at no additional cost to the Owner.
- 1-60 Miscellaneous equipment and furnishings belonging to the Owner, if to be retained by the Owner, will be removed before the commencement of the demolition work. All other equipment or furnishings attached, remaining, in the building at the start of the demolition work shall become the property of this Contractor and shall be removed and disposed of by this Contractor.
- 1-61 All equipment, materials and debris shall be regularly removed by this Contractor from the Site as work progresses in such manner as not to create a nuisance, and shall be disposed of by this Contractor at his own expense, at locations to be determined by this Contractor.

- Permits required in connection with the disposal of the materials shall be obtained by this Contractor. Disposal shall be in accordance with all Federal, State and local laws, rules, codes, orders and regulations.
- 1-62 Materials and equipment to be salvaged or which have been sold to others by this Contractor must be promptly removed by this Contractor, and shall not be stored at the site. The offering, advertising, display or sale of materials and equipment will not be permitted.
- 1-63 Contractor shall remove debris promptly and will not burn anything on the site. Contractor shall keep required fire extinguishing equipment in serviceable condition, properly distributed so that it will be available for immediate use, particularly during any acetylene cutting operations. This Contractor shall afford adequate facilities for inspection by, and carry out the recommendations of, the local Fire Department. This Contractor shall maintain one fire riser during demolition.
- 1-64 This Contractor shall, prior to the start of Work, provide the name and location of proposed dump site to receive the demolition debris. Dump site must be licensed and acceptable to all local government agencies having jurisdiction.
- 1-65 This Contractor shall provide signed and stamped dump site debris tickets identifying the location, date, time and quantity of debris deposited at the dump site.

PLUMBING

- 1-66 This Contractor will hire a licensed plumbing subcontractor to provide a complete plumbing and piping system as indicated on the Drawings and in the Specifications.
- 1-66.a Provide 12" PVC storm pipe under the slab to connect SD-27 to SD-26. This work will include the cleanout and fittings for the laterals to serve the rainwater conductors (RWC). The lateral piping for the RWC's will be installed by others in bid package B. (BPA ADDENDUM NO. 2)
- 1-66.b Provide sanitary sewer under the slab to connect the existing sanitary sewer to new sanitary sewer pipe SS-3 near the south entrance. This work will include the cleanout and fittings for the laterals to serve floor drains and other fixtures. The lateral piping, floor drains and other fixtures will be installed by others in bid package B. (BPA ADDENDUM NO. 2)
- 1-66.c Provide 10" PVC storm pipe under the slab to the existing storm drain to SD-52. This work will include the cleanout and fittings for the laterals to serve the rainwater conductors (RWC). The lateral piping for the RWC's will be installed by others in bid package B. (BPA ADDENDUM NO. 2)
- 1-66.d Provide sanitary sewer under the slab to connect the existing sanitary sewer to new sanitary sewer pipe SS-12. This work will include the cleanout and fittings for the laterals to serve future piping. The lateral piping and other fixtures will be installed by others in bid package

B. (BPA ADDENDUM NO. 2)

- 1-66.e Provide pipe sleeves and seals at all pipes, installed by this contractor that will be penetrating foundation walls to be constructed in bid package B. (BPA ADDENDUM NO. 2)
- 1-67 Excavation and backfill for underground plumbing work is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
- 1-68 Plumbing permits, testing and inspections.
- 1-69 All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.
- 1-70 Hoisting, rigging and scaffolding.
- 1-71 As-built drawings.

ELECTRICAL

- 1-72 This Contractor will hire a licensed electrical subcontractor to provide complete electrical systems as indicated on the drawings, schedules and in the specifications.
- 1-73 This Contractor is responsible for all of the Electric Construction Notes on drawings C-301 & C-302, except note UE-2. The new site lighting will be the responsibility of Electrical Contractor to be hired in bid package B. The new yard lights at the North and West Pump Stations will be part of the work in bid package A. (BPA ADDENDUM NO. 2)
- 1-73.a Provide 9 – 4” PVC conduits with pull cords for future electrical service at the location shown on drawing E-300. The conduits shall be encased in concrete at road locations. (BPA ADDENDUM NO. 2)
- 1-73.b Relocate the existing electrical sign near the west entrance, per note 6 on drawing E-100. (BPA ADDENDUM NO. 2)
- 1-73.c The Sitework Contractor will remove and store the existing lights as described in notes 1 & 2 on drawings E100 & E101. The lights will be re-installed by the Electrical Contractor to be hired in bid package B. All other demolition will be performed by the Sitework Contractor. (BPA ADDENDUM NO. 2)
- 1-73.d Rebuild the electrical service to the North and West Pump Stations as shown on drawings E-302 and E-303. (BPA ADDENDUM NO. 2)
- 1-73.e Provide 1” underground conduit with CAT6 cable for telephone service from the West Pump Station to the telephone service connection in the kitchen area as shown on drawing E302. Patch the trench per the asphalt details shown on the civil drawings. (BPA ADDENDUM

- NO. 2)
- 1-74 Excavation and backfill for underground electrical work is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
 - 1-75 Concrete for duct banks, light standards, above ground conduit encasement, equipment bases and any other concrete work specifically related to the electrical work. Include requirements of Kent County, State and local codes for concrete encasement.
 - 1-76 Temporary electric installation, maintenance and removal. Refer to Division 1, specification section 015113 - TEMPORARY ELECTRIC, for specific scope.
 - 1-77 Electrical permits, testing and inspections.
 - 1-78 All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.
 - 1-79 Hoisting, rigging and scaffolding.
 - 1-80 As-built drawings.

LANDSCAPING

- 1-81 Provide all plant material and all associated work including, but not limited to, staking, watering, weeding, etc.
- 1-82 Planting soil mix in beds and topsoil to be provided by the Sitework Contractor. Provide all additional soil mix required to set plant materials and final grading.
- 1-83 Provide filter fabric, weed, check and mulch.
- 1-84 Provide all permanent seeding, seed bed preparation, fertilizer, lime, and mulch as specified on drawing C500.
- 1-85 Provide temporary seeding, seed bed preparation, fertilizer, lime, and mulch as specified on drawing C500.
- 1-86 Provide specified warranties.
- 1-87 Remove all stakes and guys from trees and site at the end of the guarantee period.
- 1-88 Re-Forestation shown on the drawings is for reference only. This work is not part of this contract and will be performed by others.

CONTRACT NO. B-2 – CONCRETE (MUMFORD & MILLER) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Section 033000 Cast-In-Place Concrete
Section 072100 Thermal Insulation
Section 312000 Earth Moving
Section 312319 Dewatering
Section 313116 Termite Control
Section 315000 Excavation Support & Protection

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 2-1 Provide concrete footings, piers, wall footings, slabs-on-grade, slabs-on-decks, and all reinforcing steel for all additions to include the new greenhouse.
- 2-2 Provide concrete foundations which are doveled into the existing building foundations at the new additions.
- 2-3 This Contractor will be responsible for laying out all concrete work as shown on the structural and architectural drawings.
- 2-4 This Contractor to furnish and install reinforcing steel, admixtures, curing compound, sealers as required in the Contract Documents.
- 2-5 Provide perimeter insulation below grade at all foundation walls.
- 2-6 Provide underslab vapor barrier, reglets, waterstops, control and construction joints.
- 2-7 Placement of related items furnished under other specification sections.
- 2-8 Anchor bolts and leveling plates to be installed by this Contractor and furnished by the Structural Steel contractor. Installation within required tolerances. Anchor bolt assemblies to be placed with templates only. Contractor shall supply as-built drawings to steel erector for coordination prior to steel placement.
- 2-9 All blockouts and embedments required by plans and specifications.
- 2-10 This Contractor is responsible for grouting all structural steel base or leveling plates.

- 2-11 Include all weather, frost protection, hot weather concreting, temporary barriers, and enclosures as required. This Subcontractor is also responsible for the premiums required for hot water, heated aggregate and admixtures for cold weather concrete. The Concrete Subcontractor will include an allowance of \$15,000 in the base bid for temporary weather protection described above. All unused portions of the allowance will be returned at the end of the project.
- 2-12 Furnish, install and maintain stone underslab. The Sitework Subcontractor will bring the area beneath the building to an elevation 54.46' +/- 1". The area will then be turned over to the Concrete Contractor who will be excavating and installing the foundations. Backfilling around the foundation walls, inside and outside, will be the responsibility of the Concrete Contractor. The Concrete Contractor will also be responsible for additional excavation and backfilling within the building as may be required to accommodate the sloped floors in the auditorium, varying slab thicknesses, depressed slabs and grade changes. Close coordination with the Sitework, Masonry, Mechanical and Electrical Contractors is required.
- 2-13 The Concrete Contractor will be responsible to maintain all open excavations which they created and dewater as specified until the excavations are accepted by the Masonry Contractor. The Masonry Contractor will be responsible to maintain and dewater all excavations until the masonry work is complete. Once the masonry work is complete the areas will be turned over to the Concrete Contractor who will be responsible to maintain and dewater all excavations until the areas are properly backfilled and final acceptance. The Concrete Contractor and the Masonry Contractor are to coordinate this procedure so that there are no additional costs to the Owner for additional excavation or concrete.
- 2-14 Coordinate the "Notch" in the concrete slabs to allow for a future Contractor to easily install expansion joint details.
- 2-15 Provide colored concrete in auditorium. See floor finish plans for exact locations.
- 2-16 Provide and maintain perimeter fall protection at excavated areas per OSHA standards.
- 2-17 Provide certified anchor bolt verification drawings, prepared by a licensed surveyor, to the Construction Manager for review prior to steel erection.
- 2-18 Asphalt concrete paving and portland cement concrete paving, sidewalks and curbs shall be provided by others.
- 2-19 All concrete testing will be completed by the Construction Manager, however, it will be the responsibility of this Contractor to furnish all samples.
- 2-20 Provide offsite disposal of all unsuitable excavated materials.
- 2-21 Provide specified sloping for floor drains/trenches as detailed (Drains to be furnished by

- Mechanical Contractor.)
- 2-22 This Contractor shall include the finishing of concrete slabs around all floor penetrations throughout the floor slab areas. These penetrations will consist of electrical boxes, stubbed conduits, mechanical piping and electrical and technology conduit stubs, etc.
- 2-23 This Contractor shall provide written documentation that all concrete slabs are within the tolerance required by the contract documents. Testing and analysis to be paid for by this Contractor.
- 2-24 Provide concrete locker bases
- 2-25 Provide concrete equipment pads and foundations for the greenhouse equipment per note G-31 on C-201 and drawing SC1-1.
- 2-26 Provide concrete walls and slabs for landscape bins adjacent to the environmental sciences building per note G9 on C-201 and drawing SC1-1.
- 2-27 Equipment bases and foundations for the VSD screw chiller, pad mounted transformer, and the equipment pads in Mechanical Room A801 shall be the responsibility of the Contractor providing the equipment.
- 2-28 Provide plywood covers on at all diamonds on the 1st floor. These covers shall be installed immediately following the placement of concrete slab on grade.
- 2-29 This Contractor shall include a minimum of four additional out of sequence remobilizations for concrete slab installation.
- 2-30 Provide termite treatment underslab to include testing of the soils after application to verify the proper coverage of the chemicals.
- 2-31 Provide concrete foundations for masonry mock-ups.
- 2-32 Provide portable generators for temporary power needed for the performance of work. (BPB ADDENDUM NO. 2)

CONTRACT NO. B-3 – MASONRY (ENTERPRISE MASONRY) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 034500	Precast Architectural Concrete
Section 042113	Unit Masonry Assemblies
Section 071113	Bituminous Dampproofing
Section 072100	Thermal Insulation
Section 076200	Sheet Metal Flashing and Trim
Section 078446	Fire-Resistive Joint Systems

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 3-1 Provide concrete masonry units, precast architectural concrete, decorative concrete masonry units, sound control block, face brick, mortar and grout, reinforcing steel, masonry joint reinforcement, ties and anchors, embedded flashing, miscellaneous masonry accessories, and related work.
- 3-2 Provide rigid insulation in the masonry wall cavities. Include sealing all penetrations in the insulation with expansion foam prior to installing brick or stone veneer.
- 3-3 Provide integral masonry flashings, expansion joints, insulation and other related items as required.
- 3-4 Provide cavity vapor retarder applied behind vertical brick and stone surfaces and over CMU back-up and exterior sheathing board. This includes all exterior sheathing, whether behind masonry or not.
- 3-5 Mock-ups as required. This Contractor will be responsible for demolition, removal and disposal of the mock-up when it is no longer required.
- 3-6 Grouting of door frames at masonry openings.
- 3-7 Provide weather protection and temporary heat as required to perform the work and maintain the project schedule. The Masonry Contractor will include an allowance of \$30,000 in the base bid for temporary weather protection as described above. All unused portions of the allowance will be returned at the end of the project

- 3-8 Scaffolding as required to complete the work.
- 3-9 Dewatering of work areas after acceptance from the Concrete Subcontractor until reacceptance by the Concrete Subcontractor.
- 3-10 Layout of the work including responsibility for all elevations and dimensions as they affect other Contractor's work.
- 3-11 Provide masonry lintels either required by this Contract or install loose lintels furnished by others. This Contractor will review the mechanical, plumbing and electrical drawings to determine the quantity and location of lintels that will be required where these utilities pass through masonry walls. This Contractor will coordinate with the Mechanical, Plumbing and Electrical Contractors to establish the layout and elevations before installing lintels.
- 3-12 Fill at hollow concrete masonry units.
- 3-13 Furnish and install reinforcing steel in block walls.
- 3-14 Grout fill ALL concrete masonry units below grade
- 3-15 Provide cementitious parging.
- 3-16 Provide bituminous dampproofing.
- 3-17 Temporary protection for final wash down/cleaning of masonry.
- 3-18 Flashing Summary:
 - a. Masonry Contractor shall furnish and install thru wall flashing at all masonry walls. Provide flashing with integral receiver for counterflashing where specified. The Masonry Contractor will furnish the counterflashing to the Roofing Contractor for installation.
 - b. Roofing Contractor shall furnish reglets for installation by the Masonry Contractor. The counterflashing for these reglets will be installed by the Roofing Contractor.
- 3-19 Provide anchors and erection inserts for pre-cast concrete and stone lintels.
- 3-20 Cutting, fitting and building into masonry work, embedments provided by others.
- 3-21 Provide all firesafing and fire caulking as required. Work related to masonry work.
- 3-22 Bond beams including reinforcing and fill.
- 3-23 Furnish and install all masonry veneer anchors where required.

- 3-24 Grout all CMU blocks where supplemental steel brace and angles are to be attached to the CMU walls. The exact location must be coordinated with the Structural Steel Contractor.
- 3-25 The Masonry Subcontractor will be responsible for the disposal of masonry debris offsite.
- 3-26 Grout solid the existing CMU jambs where new door frames are to be installed. (BPB ADDENDUM NO. 2)
- 3-27 Provide portable generators for temporary power needed for the performance of work. (BPB ADDENDUM NO. 2)
- 3-28 Patch existing CMU walls in areas AC, AG, AW, AM, where demolition was performed as shown on the architectural, mechanical, plumbing and electrical drawings. (BPB ADDENDUM NO. 3)

CONTRACT NO. B-4 - STRUCTURAL STEEL AND MISCELLANEOUS METALS (R.C. FABRICATORS)
FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Section 051200 Structural Steel Framing
Section 052100 Steel Joist Framing
Section 053100 Steel Decking
Section 055213 Pipe and Tube Railings
Section 055300 Metal Gratings

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 4-1 Provide structural steel, metal floor decking, acoustical roof decking and metal roof decking. The crane for erecting the building will be outside the building footprint. Erection from the slab-on-grade is not allowed.
- 4-2 Furnish anchor bolts and leveling plates to the Concrete Contractor for placement in concrete piers.
- 4-3 Furnish, install, maintain and remove perimeter safety steel cables around the structural steel of the auditorium to protect workers that will be working on the roof level of the areas that surround the auditorium. Installation shall conform with all OSHA standards for all trades. This Contractor shall include a \$5,000 allowance for the maintenance portion of the perimeter cables. All other items remain the responsibility of the Steel Contractor. The allowance will be allocated by the Construction Manager on a time and material basis. All remaining allowance shall be returned to the Owner at completion.
- 4-4 Field check all anchor bolts prior to beginning erection.
- 4-5 Provide roof sump pans, sump plates, and related work.
- 4-6 Framing out for openings (roof drains, mechanical openings, access hatches, skylight, stairs, etc.). Assume opening frames will be field installed. All openings greater than 12 inches shall be reinforced with angle framing according to details on the structural drawings
- 4-7 Prime paint systems, galvanizing, and related finishing of steel items, including touch up.
- 4-8 Masonry or precast anchors welded to steel columns and beams.

- 4-9 The Steel Contractor will own all connections to masonry whether they are field welds or shop welds. Conditions that require in field welding and assembly are the responsibility of this Contractor. Field coordination with the masonry installer will be this Contractor's responsibility.
- 4-10 All steel testing will be the responsibility of the Construction Manager, however, this Contractor will cooperate with the testing agency in the inspection at the fabrication shop and in the field.
- 4-11 No electrical power for welders will be provided.
- 4-12 Provide data and submittal information related to the Scope of this Contract signed and sealed by a Professional Engineer as required by the Contract Documents.
- 4-13 This Contractor shall include all necessary staging, rigging, matting and remobilizations to accommodate this erection sequence.
- 4-14 Remove and dispose of the plywood covers installed by the Concrete Contractor at all diamonds on the 1st floor, prior to the erection of steel.
- 4-15 Furnish sound absorption insulation to the Roofing Contractor. The Roofing Contractor will install the insulation prior to installing the roof.
- 4-16 Furnish loose steel lintels, angles, plates and embedded items to the Concrete and Masonry contractors.
- 4-17 Miscellaneous rough hardware, iron shapes, framing and support angles.
- 4-18 Provide angles and bent plates where bar joists are to be braced to the CMU walls.
- 4-19 Furnish pipe bollards to the Sitework Contractor for installation
- 4-20 Provide metal gratings.
- 4-21 Provide overhead door frames.
- 4-22 Provide roof access ladders
- 4-23 Provide exterior ADA handrails per notes G22 and G23 on drawings C-201 and C-202.
- 4-24 Galvanizing, as required.
- 4-25 Anchoring devices, fasteners, inserts and other related items associated with the installation

- of the above items.
- 4-26 Field touch-up paint.
 - 4-27 Verify field dimensions.
 - 4-28 Mock-ups as required by the Drawings and Specifications.
 - 4-29 Custom break metal trim and infill.
 - 4-30 Provide in the base bid \$10,000 allowance for work as directed by the Construction Manager.
 - 4-31 Provide patching of existing metal roof deck where existing mechanical and plumbing equipment is being removed. Also patch the existing metal roof deck where new mechanical equipment, frames, post, etc. are being installed. (BPB ADDENDUM NO. 3)

CONTRACT NO. B-5 - CARPENTRY AND GENERAL WORK (JOHN L. BRIGGS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 024119	Selective Demolition
Section 061053	Miscellaneous Rough Carpentry
Section 062023	Interior Architectural Woodwork
Section 079500	Expansion Control
Section 081113	Steel Doors and Frames
Section 081416	Flush Wood Doors
Section 083323	Overhead Coiling Doors
Section 083613	Sectional Overhead Doors
Section 087100	Door Hardware
Section 088300	Mirrors
Section 096400	Wood Flooring (Stage)
Section 101100	Visual Display Surfaces
Section 101200	Display Cases
Section 101415	Signage
Section 102113	Toilet Compartments
Section 102800	Toilet, Bath, and Laundry Accessories
Section 104413	Fire Extinguisher Cabinets
Section 104416	Fire Extinguishers
Section 105113	Metal Lockers
Section 107500	Flagpoles
Section 114860	Gymnasium Protection Accessories
Section 116623	Gymnasium Equipment
Section 122413	Roller Window Shades
Section 126600	Telescoping Gymnasium Seating
Section 133413	Greenhouse & Related Accessories

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 5-1. Provide labor and materials to perform the work related to all carpentry and general work.
- 5-2. Provide all rough carpentry related to the exterior skin of the building including wood nailers, blocking, plywood, roof blocking, roof blocking anchor bolts, rooftop equipment bases and support curbs, etc. including fire treating, as required.
- 5-3. Provide all rough carpentry related to the interior of the building including blocking, wood

- nailers, plywood, etc. for the installation of fire extinguishers, doors, windows, toilet accessories, cabinets, toilet partitions, casework, millwork, etc. including fire treating, as required.
- 5-4. All field trimming required to adjust to existing conditions.
 - 5-5. Provide caulk between the millwork and trim and the adjacent surfaces.
 - 5-6. Provide steel doors and frames and flush wood doors including receipt of doors and frames at the curb side.
 - 5-7. Provide finish hardware related to all doors, except aluminum, including receipt of hardware at the curb side.
 - 5-8. Expedite the shops, fabrication, and delivery of the hollow metal door frames in the exterior envelope and in masonry walls. These frames shall be shipped early in the project in order to maintain the schedule.
 - ~~5-9. Provide permanent cores and keying for all locksets, including the locks in the aluminum doors. Provide Owner with copy of pin schedule. (BPB ADDENDUM NO. 1)~~
 - 5-10. Provide construction cylinders.
 - 5-11. Provide field assistance to Electrical Contractor during the installation of any and all electrical hardware.
 - 5-12. This contractor is responsible for all field measurements required to retrofit frames and/or doors in existing openings.
 - 5-13. Provide 48 hour notice prior to delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
 - 5-14. Coordinate electrical requirements with any automatic door operations (include overhead)
 - 5-15. Furnish hold open closers with fire alarm interface: Power wiring by Electrical Contractor. Fire alarm ties in by Electrical Contractor.
 - 5-16. Coordinate card reader requirements with electrical hardware.
 - ~~5-17. Provide interior standing and running trim and base, stair treads and risers at stage, wood paneling system, interior wood handrails, wood shelving and clothes rods.~~ Provide interior standing and running trim and base, stair treads and risers at stage, wood paneling system, interior wood handrails and aluminum brackets, wood shelving, and clothes rod. These items shall be shop primed, stained, sealed and/or finished per the specifications. (BPB ADDENDUM NO. 3)

- 5-18. Provide interior and exterior wall, floor and ceiling expansion control systems.
- 5-19. Provide overhead coiling doors and sectional overhead doors. Provide additional supports for overhead coiling doors, if required, coordinate with structural drawings.
- 5-20. Provide mirrors
- 5-21. Provide wood stage flooring
- 5-22. Provide porcelain enamel marker boards with aluminum frames, vinyl-fabric-faced cork tack boards with aluminum frames and tack strips/display rails.
- 5-23. Provide illuminated display cases
- 5-24. ~~Provide signage.~~ This Contractor shall include in the base bid a \$27,000 allowance for signage. (BPB ADDENDUM NO. 2)
- 5-25. Provide toilet compartments
- 5-26. Provide toilet, bath, and laundry accessories.
- 5-27. Provide fire extinguishers, cabinets and accessories.
- 5-28. Provide metal lockers
- 5-29. Provide flag poles per note G33 on drawing C-201.
- 5-30. ~~Provide wall mounted protection pads for gymnasium installations.~~ Install wall mounted gymnasium protection pads furnished by the owner. The Contractor will furnish all necessary Z-clips, anchors, accessories, etc. needed for a complete installation. (BPB ADDENDUM NO. 2)
- 5-31. Provide gymnasium equipment and supplemental steel supports.
- 5-32. Provide roller window shades.
- 5-33. Provide telescoping gymnasium seating.
- 5-34. Provide greenhouse, accessories and equipment as specified. This Contractor will be responsible for installing all equipment. Final connections will be made by the Mechanical and Plumbing Contractor or Electrical Contractor.
- 5-35. Provide knox boxes on the steel pipe gates per note G8 on drawing C-201.

- 5-36. Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.
- 5-37. Install owner furnished FFE. See the schedules on the drawings.
- 5-38. Provide mock-ups.
- 5-39. Verification of field dimensions is the responsibility of this Contractor.
- 5-40. Provide and maintain temporary wood railings and handrails at the stairs to the stage and along the edge of the stage. Remove and dispose of the railings and handrails when directed by the Construction Manager.
- 5-41. Provide and maintain temporary wood frames with reinforced poly for weather protection, in all of the window and door openings on the exterior elevations, until the windows and doors are ready. Remove and dispose of the temporary frames immediately prior to window and door installation. Provide temporary wood doors at the exterior doors, to include self-closing hardware and padlocks.
- 5-42. ~~Provide scaffolding in the auditorium for use by all contractors. The scaffolding will be setup in 2 stages. The first stage is full height to allow for the installation of mechanical, plumbing, electrical, and fire protection. The second stage is to lower the scaffolding to allow for the installation of the acoustical ceilings, lights, and audio visual.~~ Provide scaffolding in the auditorium for use by all contractors. The scaffolding will be setup in 2 stages. The first stage is full height to allow for the installation of mechanical, plumbing, electrical, and fire protection. The scaffolding will be within 6 feet of the bottom of the roof joists. The second stage is to lower the scaffolding to allow for the installation of the acoustical ceilings, lights, and audio visual. The scaffolding will be just below the bottom of the lowest acoustical ceiling cloud. Access to the sidewalls of the auditorium, while the scaffold is installed, will be required. (BPB ADDENDUM NO. 3)
- 5-43. This Contractor shall include in the base bid 200 hours of Journeyman carpenter time and 400 hours of common labor time for work to be directed by the Construction Manager.
- 5-44. This Contractor shall include in the base bid \$20,000 for miscellaneous work to be directed by the Construction Manager.
- 5-45. Provide all labor, material, trucking, equipment, hoisting, scaffolding, power, temporary facilities, supervision, layout, clean up, etc. for the complete performance of all selective demolition work as described and detailed on the drawings.
- a. Contractor will be required to provide adequate control of dust and debris during selective demolition.
 - b. Remove from site all combustible material including, but not limited to wood, steel, iron,

structural steel, and dispose of in a legal manner. No on site burning of material will be allowed at any time.

- c. Items of demolition shall include, but not necessarily be limited to, complete structures, wall framing, masonry walls, concrete slabs on grade, structural steel, interior partitions, roofing, mechanical and electrical equipment and fixtures, and related equipment.
- d. Remove all oil and fuel storage tanks that are located within the structure in accordance with all City, State and Federal regulations.
- e. This Contractor shall notify the Construction Manager immediately if hazardous materials (i.e. asbestos, lead, PCB's, etc.) are uncovered. At that time, all work in the affected area will be stopped until proper removal can be completed by others (i.e. hazardous material abatement contractor).
- f. Temporary maintenance standby labor such as for temporary water, temporary power, temporary light and the like where required due to this Contractor's work is to be included within the Contract Price.
- g. This Project is to be constructed adjacent to existing buildings, this Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing buildings in the area.
- h. This Contractor shall clean public streets and sidewalks daily. This Contractor shall collect and remove from the site daily all rubbish, scrap and other debris resulting from its operations.
- i. All light, power, water and any other utilities, including special provisions for hookups to same for this Contractor's operations will be provided by this Contractor within the Contract Price and unit prices.
- j. This Contractor shall comply with all Federal, State and local laws requiring noise control and hours which work is to be conducted. Mufflers, "whisperized" compressors, etc., shall be used as required for compliance with laws and ordinances throughout the course of the Work.
- k. It is understood that all Work under this Contract shall be in strict accordance with the Building Code with the City, State and any other agency having jurisdiction. In the event of any conflict in any provisions of any regulatory agency and Contract Documents, the more stringent requirements shall apply.
- l. This Contractor is aware of the structural capacities of various portions of the structure. Cranes, materials, deliveries and material storage, shall not exceed rated capacities without this Contractor taking appropriate steps to compensate for the imposition of

loads which may exceed the design criteria and which are imposed solely by this Contractor's operations.

- m. This Contractor shall provide any and all "fire watch" personnel required due to the Contractor's cutting, burning, welding or other open flame activity.
- n. This Contractor shall submit proposed methods and operations of building demolition to the Owner, his representative or agents for review prior to the start of work, including a schedule of coordinating the shut off, capping and/or continuation of utility services as required.
- o. This Contractor shall visit the site of the proposed work, fully acquaint and familiarize himself with the conditions as they exist and the character of the operations to be carried out under the proposed Contract, and make such investigation as he may see fit so that he shall fully understand the facilities, physical conditions and restrictions affecting the work under the Contract. Claims for additional compensation and/or extensions of time because of Contractor's failure to familiarize himself with all conditions which might affect the work shall not be allowed.
- p. This Contractor, before commencement of any part of the Work, shall give any notices, required to be given to an adjoining landowner and other parties.
- q. This Contractor, in the performance of the Work under his subcontractor, shall maintain all required means of egress from the existing buildings and alter such stairs, platforms and fire escapes as required to satisfy all agencies having jurisdiction.
- r. Before demolition work is started, existing sewer, water, gas and other service lines to the existing buildings shall be shut off, disconnected and capped or plugged in accordance with the requirements of the utility companies or other authorities having jurisdiction. This Contractor shall notify all such authorities in advance and obtain their approval and cooperation in shutting off utilities. All costs in connection with disconnecting utilities shall be borne by this Contractor.
- s. This Contractor shall take special precautions to shore, brace, support or relocate any utility lines as may be required to satisfy all agencies having jurisdiction.
- t. Any existing piping, subsoil drainage systems, conduit, manholes, tanks, catch basins, etc., which are abandoned shall be plugged with concrete and to the extent within or beneath the limits of excavation, removed. All others are to be maintained and repaired or otherwise restored to proper operating condition.
- u. Existing services to remain will be defined by the Owner prior to or immediately after the start of demolition work.
- v. This Contractor shall make a careful examination of the structures to be demolished and

the adjoining property and utilities which are to remain; take whatever precautions are necessary and carry on operations so as to prevent personal injury and any settlement, collapse, damage from falling debris or other causes to adjacent building.

- w. Any damage to public property, private property, or to utilities due to demolition operations, or the Contractor's neglect, shall be corrected by this Contractor, in a manner approved by the Owner and the parties whose property has been damaged, all at no additional cost to the Owner.
 - x. Miscellaneous equipment and furnishings belonging to the Owner, if to be retained by the Owner, will be removed before the commencement of the demolition work. All other equipment or furnishings attached, remaining, in the building at the start of the demolition work shall become the property of this Contractor and shall be removed and disposed of by this Contractor.
 - y. All equipment, materials and debris shall be regularly removed by this Contractor from the Site as work progresses in such manner as not to create a nuisance, and shall be disposed of by this Contractor at his own expense, at locations to be determined by this Contractor. Permits required in connection with the disposal of the materials shall be obtained by this Contractor. Disposal shall be in accordance with all Federal, State and local laws, rules, codes, orders and regulations.
 - z. Materials and equipment to be salvaged or which have been sold to others by this Contractor must be promptly removed by this Contractor, and shall not be stored at the site. The offering, advertising, display or sale of materials and equipment will not be permitted.
 - aa. This Contractor shall, prior to the start of Work, provide the name and location of proposed dump site to receive the demolition debris. Dump site must be licensed and acceptable to all local government agencies having jurisdiction. This Contractor shall provide signed and stamped dump site debris tickets identifying the location, date, time and quantity of debris deposited at the dump site.
 - ab. The demolition of the existing roofs in areas AC, AG, AW, AM, AR, and at the connection of the additions for areas B and D are assigned to contract B-7 Roofing. The demolition of the roof at Area C Environmental Sciences is the responsibility of contract B-5 Carpentry and General Work. (BPB ADDENDUM NO. 1)
- 5-46 Provide adjacent to Area C – Environmental Sciences, ROTC physical fitness equipment: 2 push up bars, 1 uneven bar, and 1 pull up bar by Outdoor-Fitness or equivalent. Install in bed of shredded mulch (6" deep) bordered with recycled plastic border timbers 4" x 8" section by Mansion Athletics or equivalent. See sheet C-201 in bid package 'A'. (BPB ADDENDUM NO. 1)
- 5-47 Provide wire cages. (BPB ADDENDUM NO. 2)

CONTRACT NO. B-6 – MANUFACTURED CASEWORK (REED ASSOCIATES) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Section 114000 Food Service Stainless Steel Counters, Cabinets and Equipment

Section 123450 Educational Casework

Section 123661 Simulated Stone Countertops

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 6-1. Provide stainless steel counters, cabinets and equipment.
- 6-2. Provide plastic laminate manufactured educational casework.
- 6-3. Provide instrument storage casework.
- 6-4. ~~Provide solid polymer countertops, wall caps and window stools.~~ Provide solid polymer countertops, wall caps, window stools and window sills. (BPB ADDENDUM NO. 2)
- 6-5. Provide hardware for casework.
- 6-6. Provide wood grounds, blocking, nailers, furring as required for work of this Contract. This is the blocking mounted to the outside of the walls, ceilings, or floors as needed to properly support and install the millwork and casework.
- 6-7. Drilling concrete and masonry, drilling and/or tapping metal work, as required, for the installation of work of this Contract.
- 6-8. Back painting as required
- 6-9. Cutting of holes in countertops will be by this Contractor. Coordinate cutting holes in casework with other trades.
- 6-10. Shop finish of work, except items indicated to be shop primed only.
- 6-11. Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.
- 6-12. Provide mock-ups.
- 6-13. This Contractor shall include in the base bid \$5,000 for miscellaneous work to be directed by the Construction Manager.

CONTRACT NO. B-7 – ROOFING (QUALITY EXTERIORS INC.) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Section 074213 Metal Soffit Panels
Section 075419 Polyvinyl-Chloride (PVC) Roofing
Section 076200 Sheet Metal Flashing and Trim
Section 077200 Roof Accessories

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 7-1. Provide polyvinyl-chloride (PVC) roofing system, self-adhered sheet vapor retarder, rigid and tapered insulation, protection mat, and all related accessories.
- 7-2. This contractor shall carefully review the edge of roof details to determine if the roof can be placed before the exterior wall assembly is complete. This contractor shall include all costs associated with returning to the jobsite to complete the roof perimeter after wall assembly is complete.
- 7-3. Provide metal soffit panels
- 7-4. Provide caulking and sealants related to roofing, flashing and roof accessories.
- 7-5. Roof drains and associated plumbing shall be provided by the Mechanical Contractor. Flashing of the roof drains shall be by the Roofing Contractor. Openings for the roof drains in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal deck shall be cut by others.
- 7-6. Provide metal parapet coping.
- 7-7. Provide roof hatches and roof curbs.
- 7-8. Provide walkway pads
- 7-9. Install acoustical deck insulation furnished by the Structural Steel Contractor.
- 7-10. Provide gutters, downspouts, and splash pans
- 7-11. Provide insulated acoustic smoke vents and roof curbs

- 7-12. Perform cutting, patching and maintenance of temporary patch for work performed by others on existing roofs intended to be re-roofed as part of this work.
- 7-13. Provide metal drip edges and gravel stops.
- 7-14. Provide expansion joints that are integral to the roof.
- 7-15. Provide permanent patching of existing roofing systems at areas of demolition. Demolition of roof drains, mechanical and electrical equipment shall be performed by others. All patching shall conform to original warranty requirements and documents.
- 7-16. Wood blocking shall be provided by others.
- 7-17. This Contractor shall include in the base bid \$10,000 for miscellaneous work to be directed by the Construction Manager.
- 7-18. Flashing Summary:
 - a. Masonry Contractor shall furnish and install thru wall flashing at all masonry walls. Provide flashing with integral receiver for counterflashing where specified. The Masonry Contractor will furnish the counterflashing to the Roofing Contractor for installation.
 - b. Roofing Contractor shall furnish reglets for installation by the Masonry Contractor. The counterflashing for these reglets will be installed by the Roofing Contractor.
- 7-19. The demolition of the existing roofs in areas AC, AG, AW, AM, AR, and at the connection of the additions for areas B and D is the responsibility of contract B-7 Roofing. The demolition of the roof at Area C Environmental Sciences is the responsibility of contract B-5 Carpentry and General Work. (BPB ADDENDUM NO. 1)

CONTRACT NO. B-8 - CURTAIN WALL, GLAZING, STOREFRONTS, & SKYLIGHTS (WALKER & LABERGE) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 079200	Joint Sealants
Section 084113	Aluminum-Framed Entrances and Storefronts
Section 084413	Glazed Aluminum Curtain Walls
Section 085113	Aluminum Windows
Section 086300	Metal-Framed Skylights
Section 087100	Door Hardware
Section 088000	Glazing
Section 088100	Fire-Rated Glazing

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 8-1. Provide aluminum-framed entrances and storefronts.
- 8-2. Provide glazed aluminum curtain walls.
- 8-3. Provide automatic aluminum door systems, including hardware.
- 8-4. Provide skylights and curbs.
- 8-5. Provide finish hardware for aluminum doors only. The Carpentry & General Works Subcontractor will provide permanent cores and keying for all locksets, including the locks in the aluminum doors.
- 8-6. Provide all glass and glazing at exterior of building.
- 8-7. Provide caulking or sealants integral/within windows, storefronts, and curtain walls. The caulking and sealing of the perimeter of windows, storefronts, and curtain walls to adjoining materials will be by the Caulking & Sealants Subcontractor
- 8-8. Mock-ups as required by the Drawings and Specifications.
- 8-9. Provide custom breakmetal trim and infill.
- 8-10. Hoisting/scaffolding related to the work of this Contract.

- 8-11. Coordinate edge of slab tolerances and field verify all rough openings.
- 8-12. Provide interior glass and glazing systems, interior door, partition, vision panel and window glass. Include fire rated glazing as required.
- 8-13. Do not provide interior hollow metal or hardware. These items will be provided by others.
- 8-14. Coordinate glass types with partition and door fire ratings. Contact Construction Manager with any discrepancies.
- 8-15. Provide adjustment of all operable items and final cleaning of glass inside and outside.
- 8-16. This Contractor shall include in the base bid \$5,000 for miscellaneous work to be directed by the Construction Manager.
- 8-17. Provide on-site field testing of window systems for air infiltration and water resistance per the specifications. (BPB ADDENDUM NO. 2)

CONTRACT NO. B-9 – METAL FRAMING AND DRYWALL (HERITAGE INTERIORS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Section 054000 Cold-Form Metal Framing
Section 072100 Thermal Insulation
Section 078446 Fire-Resistive Joint Systems
Section 092216 Non-Structural Metal Framing
Section 092900 Gypsum Board

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 9-1. Provide metal studs, insulation, gypsum wallboard, taping, and spackling
- 9-2. Provide all metal stud framing required to back up EIFS, brick, metal soffits, etc.
- 9-3. Provide ceiling joist framing.
- 9-4. Provide secondary support framing.
- 9-5. Provide clips, anchors, supports and other accessories that interface between steel framing and steel studding or CMU block.
- 9-6. Provide batt insulation, both thermal and acoustical and related work.
- 9-7. Provide acoustical sealant of penetrations in insulated drywall partitions.
- 9-8. Access panel installation (assume 25 total).
- 9-9. Provide fire resistive joint systems at metal stud walls. Include fire taping and sealing at perimeter edge and as shown on the Drawings. Bidders are advised to pay particular attention to top of wall conditions, fire and smoke safing of slabs and acoustical sealants.
- 9-10. Provide scaffolding and lifts for this work.
- 9-11. Comebacks and out-of-sequence work will be required and as such should be included.
- 9-12. Include all necessary field measurements.

- 9-13. Include two (2) passes per floor to “touch-up” mechanical penetrations to insure ratings required. The first pass will be required prior to ceiling grid installation and the second pass will be required prior to final inspection for Certificate of Occupancy.
- 9-14. No power for welding equipment will be provided.
- 9-15. Provide in the base bid \$10,000 allowance for work as directed by the Construction Manager.
- 9-16. Patch and repair the existing stucco and provide new stucco on the Environmental Sciences building Area ‘C’. (BPB ADDENDUM NO. 2)

CONTRACT NO. B-10– CAULKING AND SEALANTS (J&B CAULKERS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections

Division 0 Bidding and Contract Requirements
Division 1 General Requirements
Section 079200 Joint Sealants

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

10-1. Provide caulking or sealants at the following locations, both interior and exterior, as shown on the drawings or as described in the specifications:

- a. Masonry (i.e. brick, block, stone, cast stone, pre-cast concrete) to adjoining materials
- b. Masonry to masonry
- c. Hollow metal frames to adjoining materials
- d. Perimeter of windows, storefronts, curtain walls, and skylights to adjoining materials
- e. Concrete slab control joints, expansion joints, isolation joints, and perimeter slab joints
- f. Exposed non-fire rated drywall to adjoining materials
- g. Vented painted metal soffit to masonry
- h. EIFS to adjacent materials
- i. Caulk between the fascia and brick per details 1 & 2 on AC5.1, detail 1 on AC5.3, and details 1 & 4 on AD5.2. (BPB ADDENDUM NO. 3)
- j. Remove the existing caulk and re-caulk the perimeter of the existing stucco. Caulk where the stucco was patched. (BPB ADDENDUM NO. 3)

10-2. Examine the areas and conditions where joint sealers are to be installed and correct any conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.

10-3. Provide primers, bond breakers, and joint backers. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer's recommendations.

10-4. Provide mock-ups

10-5. Provide custom colors of caulks and sealants

10-6. The following caulking or sealants are furnished and installed by others:

- a. Fire and acoustical sealants associated with drywall partitions will be by the Metal

Framing & Drywall Contractor

- b. Fire and acoustical sealants associated with masonry partitions will be by the Masonry Contractor
 - c. Fire sealants associated with mechanical, electrical, plumbing, fire protection, and communications systems is by the Contractor who made the penetration.
 - d. Caulking and sealants associated with roofing
 - e. Caulking of mechanical, electrical or plumbing fixtures and equipment will be by the Contractor installing the fixture or equipment
 - f. Caulking of casework and trim by installer
 - g. Caulking or sealants integral/within windows, storefronts, curtain walls, and skylights
 - h. Caulking of joints in terrazzo flooring will be by the installer
- 10-7. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager.

CONTRACT NO. B-11 – PAINT AND WALL FINISHES (M&S PAINTERS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Section 079200 Joint Sealants
Section 099113 Exterior Painting
Section 099123 Interior Painting
Section 099300 Staining and Transparent Finishing

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 11-1. Provide all painting both interior and exterior (all walls and ceilings indicated on the finish schedule).
- 11-2. Paint all exposed block work and concrete work as shown on the room finish schedule.
- ~~11-3. Provide priming, staining, sealing, and transparent finishes on all wood trim and wood paneling. (BPB ADDENDUM NO. 3)~~
- 11-4. Paint exposed piping and ductwork (sprinkler, plumbing, electrical) in accordance with the Drawings and Specifications.
- 11-5. Provide supplementary ventilation as required in enclosed spaces.
- 11-6. Paint all hollow metal frames and doors as shown on the door schedule.
- 11-7. Paint metal railings.
- 11-8. Prefinished items will not be painted by this Contractor.
- 11-9. All outdoor exposed piping shall be painted with two coats of WB Armaflex Finish. Prior to applying the Finish, the insulation shall be wiped clean with denatured alcohol. The Finish shall not be tinted.
- 11-10. Provide concrete stain and floor sealer as noted on the finish drawings.
- 11-11. Paint all semi-exposed wood blocking as indicated on the drawing.
- 11-12. Protection of adjacent surfaces.

11-13. Minor patching of surfaces prior to application of finishes.

11-14. Clean up.

11-15. Provide extra stock

11-16. This Contractor to allow 160 man hours and all required paint materials for these man hours to be used as directed by the Construction Manager.

11-17. Final coat of paint is to be installed after ceilings are installed, if directed by Construction Manager.

11-18. Paint the new and existing stucco on the Environmental Sciences building Area 'C'. (BPB ADDENDUM NO. 2)

11-19. Paint concrete floors. (BPB ADDENDUM NO. 2)

CONTRACT NO. B-12 – ACOUSTICAL CEILINGS AND WALL PANELS (MASTER ACOUSTICAL)
FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Section 095123 Acoustical Tile Ceilings

Section 095124 Wood Tile Ceilings

Section 098433 Acoustical Wall Units

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 12-1. Provide acoustical panel ceilings, suspension system and hangers.
- 12-2. Provide wood tile panel ceilings, suspension system and hangers.
- 12-3. Provide acoustical lay in insulation blankets above ceiling where required by Specifications or Drawings.
- 12-4. Provide supplemental suspension hangers at large ducts above ceilings and at openings for lighting fixtures.
- 12-5. Provide continuous acoustical sealant on back of vertical leg before installing moldings.
- 12-6. Furnish and install hold down clips where required by governing regulations for fire resistant ratings.
- 12-7. Provide expansion joints in ceilings.
- 12-8. This Contractor shall cut openings in ceilings for sprinkler heads, lights, mechanical diffusers and grilles, etc.
- 12-9. Provide fabric wrapped acoustic wall panels
- 12-10. Provide extra stock.
- 12-11. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager.

CONTRACT NO. B-13 - TERRAZZO FLOORING (ROMAN MOSAIC & TILE CO.) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 096623	Resinous Matrix Terrazzo Flooring

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 13-1. Provide thin set epoxy terrazzo flooring
- 13-2. Conduct concrete moisture testing prior to installing terrazzo flooring.
- 13-3. Provide concrete surface preparation to include vacuum blasting, crack sealing, etc.
- 13-4. Provide terrazzo flexible reinforcing membrane before installation of terrazzo flooring
- 13-5. Provide precast terrazzo wall base.
- 13-6. Cutting and fitting around work installed by others.
- 13-7. Patching and leveling.
- 13-8. Clean and seal terrazzo in accordance with the instructions of the terrazzo sealer manufacturer after installation and finishing operations are completed and before protection.
- 13-9. Provide protection of finished products until acceptance by Construction Manager.
- 13-10. Provide divider strips, control strips, expansion-joint strips, abrasive strips, and accessory strips
- 13-11. ~~Provide extruded aluminum thresholds (BPB ADDENDUM NO. 1)~~
- 13-12. ~~Provide a material and installation allowance of \$10,000 in the event the moisture in the slab exceeds the terrazzo manufacturer's limits. Apply Mastergard MVR1 per manufactures written recommendations (rate of 120-150 sq. ft. per gallon) over all slab on grade concrete substrates to receive terrazzo flooring. Apply Masterguard MVR1 moisture resistant epoxy primer to all slabs receiving terrazzo. (BPB ADDENDUM NO. 1)~~

13-13. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager.
(BPB ADDENDUM NO. 1)

13-14. Provide an allowance for a logo based on size 10'-0" x 7'-0" with clear plastic chips utilizing a maximum of 8 colors in Area 'D'. (BPB ADDENDUM NO. 1)

CONTRACT NO. B-14 – EPOXY FLOORING (STONHARD) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 096723	Resinous Flooring

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 14-1. Provide resinous flooring
- 14-2. Conduct concrete moisture testing prior to installing resinous flooring.
- 14-3. Provide concrete surface preparation to include vacuum blasting, crack sealing, etc. Existing substrates which have been contaminated by oils or other substances which would inhibit the bonding of overlayment shall receive one coat of penetrating primer immediately prior to application of the standard concrete primer.
- 14-4. Provide integral resinous wall base.
- 14-5. Cutting and fitting around work installed by others.
- 14-6. Patching and leveling.
- 14-7. Where resinous floors abut other flooring materials, scarify or build up the substrate for a minimum of 36 inches back from that interface, so that the finished resinous surface will align with the other material. A maximum slope of 1:48 is allowed
- 14-8. Provide clean and protect finished products until acceptance by Construction Manager.
- 14-9. Provide divider strips, control strips, expansion-joint strips, and accessory strips
- 14-10. Provide a material and installation allowance of \$10,000 in the event the moisture in the slab exceeds the resinous flooring manufacturer's limits

CONTRACT NO. C-15 – CARPET, VCT & CERAMIC TILE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 093000	Tiling
Section 096240	Modular Athletic Flooring
Section 096513	Resilient Base and Accessories
Section 096519	Resilient Tile Flooring
Section 096813	Tile Carpeting

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 15-1. Provide flooring in accordance with the finish schedule and specifications.
- 15-2. Prepare subfloor for finished flooring including leveling and patching. Base bid shall include all flashing, patching, and surface preparation required to perform the work of this Contractor.
- 15-3. Provide porcelain wall tile, metal edge strips, grout, and marble thresholds
- 15-4. Provide Sport Court modular athletic flooring
- 15-5. Provide tile carpeting.
- 15-6. Provide interlocking rubber tile flooring.
- 15-7. Provide resilient base and accessories, to include the toe kicks at casework.
- 15-8. Provide transition and reducer strips in the various materials and locations as scheduled on the drawings.
- 15-9. Provide concrete primer/sealer prior to installation of flooring
- 15-10. Provide cleaning, waxing and protection. Protection will be with reinforced kraft paper, cardboard, or masonite.
- 15-11. Provide seaming diagrams.
- 15-12. Provide extra stock.

15-13. Provide cutting and fitting around work of others.

15-14. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager.

15-15. Provide vinyl composition tile (Fritz) to match existing floor.

15-16. Provide skim coating of CMU in order to prepare the new or existing walls to receive ceramic tile.

CONTRACT NO. B-16 – RAISED ACCESS FLOORING (ARI PRODUCTS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 096900	Access Flooring

- 16-1. Provide stringer-type access floor system as indicated on the drawings and/or specified.
- 16-2. Provide floor panels, understructure, and any supplementary supports or framing necessary to make a complete system.
- 16-3. Provide factory applied anti-static high-pressure plastic laminate, fabricated in one piece to cover each panel face with integral trim, applied perimeter plastic edging.
- 16-4. Layout the locations of each pedestal using spray paint prior to the roughin of the other trades. Close coordination with the other Subcontractors is critical and mandatory.
- 16-5. Locate each pedestal and complete any necessary subfloor preparation, and vacuum clean the subfloor of all dust, dirt and construction debris before starting installation. Set pedestals in adhesive as recommended by the floor manufacturer to provide full bearing of the pedestal base on the subfloor.
- 16-6. Fabricate cutouts in floor panels for cable penetrations and service outlets. Provide reinforcement or additional support, if needed, to make panels with cutouts comply with structural performance requirements. Fit cutouts with manufacturer's standard grommets; or, if size of cutouts exceeds maximum grommet size available, trim edge of cutouts with manufacturer's standard plastic molding with tapered top flange. Furnish removable covers for grommets.
- 16-7. Ground flooring system as recommended by manufacturer and as needed to comply with performance requirements for electrical resistance of floor coverings.
- 16-8. After completion of installation, vacuum clean the entire floor system and cover with continuous sheets of reinforced paper or plastic. Maintain and repair damages to protective covering until directed to be removed.
- 16-9. Provide extra stock
- 16-10. Provide mock-ups

- 16-11. Engage a qualified testing agency to perform preconstruction adhesion field testing.
- 16-12. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager.

CONTRACT NO. B-17 – STAGE RIGGING AND EQUIPMENT (JANSON INDUSTRIES) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

*

- Technical Specification sections

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Section 116143 Theater and Stage Equipment

17-1. Provide stage rigging and equipment

17-2. Provide front curtain ensemble, cyclorama setting, tracks and battens, skydrop, scenic drops, and scrim.

17-3. Provide curtain machine and controls.

17-4. Provide auditorium acoustical curtains and tracks.

17-5. ~~Provide Front of House motorized hoist and controls.~~ (BPB ADDENDUM NO. 3)

17-6. Provide T.V. Studio pipe grid, track, and cycloramas.

17-7. Provide signage.

17-8. Provide training, commissioning, and inspection of completed systems.

17-9. Furnish and install structural steel supports and any necessary auxiliary steel required for the proper attachment of motorized hoist and stage equipment to structure over auditorium and stage areas.

17-10. Furnish and install any requisite auxiliary steel in T.V. studio required to properly support grid in locations as indicated on the contract drawings.

17-11. Provide in the base bid \$10,000 allowance for work as directed by the Construction Manager

CONTRACT NO. B-18 – AUDITORIUM SEATING (T.J. DISTRIBUTORS) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections

Division 0	Procurement and Contract Requirements
Division 1	General Requirements
Section 126000	Fixed Audience Seating

- 18-1. Provide floor mounted fixed audience seating.
- 18-2. Provide ADA easy access armrests.
- 18-3. Provide removable chairs in the quantities and at the locations shown.
- 18-4. Provide certification by a professional engineer registered in the state of manufacturer that the equipment to be supplied meets or exceeds the design criteria of this specification.
- 18-5. Field Measurements: Coordinate actual dimensions of construction affecting fixed upholstered chair seating installation by accurate field measurements before fabrication. Show recorded measurements on final shop drawings. Coordinate field measurements and fabrication schedule with construction progress to avoid delay of Work.
- 18-6. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager

CONTRACT NO. B-19 - MECHANICAL AND PLUMBING (RALPH G. DEGLI OBIZZI) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Division 22 Plumbing

Division 23 Heating, Ventilating, & Air Conditioning

Division 26 Electrical

Section 078413 Fire Protection, HVAC & Plumbing Penetration Firestopping

Section 312000 Earth Moving

Section 312319 Dewatering

Section 315000 Excavation Support & Protection

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 19-1. Provide a complete mechanical, plumbing and piping system as indicated on the Drawings and in the Specifications.
- 19-2. Division 26 of the specifications should be reviewed as it relates to the power wiring and other requirements for HVAC equipment including the coordination of furnishing and installing motor starters as provided in the specifications.
- 19-3. This Contractor shall be responsible to designate an individual within his organization, intimately familiar with this project and assigned on site, to act as the System Start-up Coordinator. This individual must be pre-approved by the Construction Manager. This individual's responsibilities shall include, but not be limited to, coordinating the start-up of all mechanical equipment, including the coordination between the Electrical Contractor, the Controls Contractor, and all testing, adjusting and balancing work. This individual shall report on a weekly basis, in written form, to the Construction Manager. These reports shall include a summary of current conditions including manufacturers' start-ups, systems' deficiencies noted to date and the remediation of same, coordination issues between trades, system interfacing and forecasting, as necessary to project the completion of each individual system within the building.
- 19-4. Excavation and backfill for underground mechanical/plumbing work as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with project documents. It is the intent to use on site material and not imported fill. The use of this on site material shall conform to the compaction requirements as specified on Civil drawings and in specification section 031200.

- 19-5. Provide coordinated shop drawings to the Building Information Model (BIM) Coordinator.
- 19-6. The Concrete Subcontractor shall furnish, install and maintain stone fill under slab. The Sitework Contractor shall leave the building pad an elevation 54.46' +/- 1" in preparation to receive stone fill. The Mechanical and Electrical Contractors shall complete their work under the slab-on-grade and shall be responsible to return the pad to the subgrade elevation left by the Sitework Contractor. The Concrete Contractor shall then adjust the select material to final subgrade, fine grade the slab and place the vapor barrier and stone fill.
- 19-7. Provide equipment bases and foundations for the VSD screw chiller and the other equipment in the building.
- 19-8. Obtain permits as required by Kent County.
- 19-9. The Sitework Contractor will provide 12" PVC storm pipe under the slab to connect SD-27 to SD-26 and includes the cleanout and fittings for the laterals to serve the rainwater conductors (RWC). The Mechanical and Plumbing Contractor will provide the lateral piping for the RWC's.
- 19-10. The Sitework Contractor will provide the sanitary sewer under the slab to connect the existing sanitary sewer to new sanitary sewer pipe SS-3 near the south entrance. This work will include the cleanout and fittings for the laterals to serve floor drains and other fixtures. The Mechanical and Plumbing Contractor will provide the lateral piping, floor drains and other fixtures.
- 19-11. The Sitework Contractor will provide the 10" PVC storm pipe under the slab from the existing storm drain to SD-52. This work will include the cleanout and fittings for the laterals to serve the rainwater conductors (RWC). The Mechanical and Plumbing Contractor will provide the lateral piping for the RWC's.
- 19-12. The Sitework Contractor will provide the sanitary sewer under the slab to connect the existing sanitary sewer to the new sanitary sewer pipe SS-12. This work will include the cleanout and fittings for the laterals to serve future piping. The Mechanical and Plumbing Contractor will provide the lateral piping and other fixtures.
- 19-13. All utilities will be brought to within +/- 3 feet of the building line by others. The Mechanical Contractor is responsible for connecting the utilities from +/- 3 feet outside the building line and completing the system within the building.
- 19-14. Provide pipe sleeves and seals at all pipes, installed by this contractor that will be penetrating foundation walls.
- 19-15. Provide pipe, duct and equipment insulation.

- 19-16. Penetrations through wall, floors, etc. including cutting, patching and fire safing.
- 19-17. Daily clean up.
- 19-18. All guarantees and warranties to begin at the substantial completion of the entire project, regardless of when the equipment was delivered, installed and started up. Maintain equipment prior to substantial completion.
- 19-19. Provide hoisting, rigging and scaffolding.
- 19-20. Provide ductwork, flex duct, grilles, registers, and diffusers.
- 19-21. Provide roof drains, roof sumps, and associated plumbing. Flashing of the roof drains shall be by the Roofing Contractor. Openings for the roof drains in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal decks shall be cut by the Mechanical and Plumbing Contractor.
- 19-22. The Automatic Temperature Control Contractor, The Tri-M Group, will be providing the ATC system as detailed in the scope of work for Contract B-23. The Mechanical and Plumbing Contractor provide the following as they relate to the ATC system:
- a. Furnish and install Variable Refrigerant Flow System
 - b. Furnish and install Variable Refrigerant Flow System with External Contact Relay Module for Area D Variable Refrigerant Flow System.
 - c. Furnish and install all air handlers, rooftop units, chiller, boiler, pumps, exhaust fans, heaters, VAV's, valves, actuators, dampers, etc.
 - d. Install ATC valve, actuators, and dampers.
 - e. Install Variable Refrigerant Flow System, Area D, inline fans and dampers.
 - f. Furnish and install air flow measurement devices
- 19-23. Coordinate damper size, location and type of damper with architectural drawings.
- 19-24. Provide gas piping, meter and pressure regulator valve.
- 19-25. Provide fuel detection/monitoring system in accordance with local codes.
- 19-26. Provide electric fin radiators and electric heaters.
- 19-27. Provide trap priming system.
- 19-28. Provide water treatment systems.
- 19-29. Provide vibration and sound isolation controls for mechanical and plumbing systems
- 19-30. Provide roof curbs.

- 19-31. Install Owner pre-purchased equipment.
- 19-32. Provide access panels.
- 19-33. Final connection of kitchen, greenhouse, and other equipment and appliances.
- 19-34. Provide as-built drawings in CAD/BIM format.
- 19-35. Provide manufacturer's startups from manufacturer authorized personnel ONLY.
- 19-36. Provide training to Owner prior to substantial completion
- 19-37. Provide joint sealers & caulking of work installed under this contract
- 19-38. Provide testing and inspections as required by the specifications.
- 19-39. Provide temporary heat and ventilation installation, maintenance and removal. Refer to Division 1, Specification Section 015123 - TEMPORARY HEATING, COOLING, & VENTILATION, for specific scope. The new equipment WILL NOT be used for temporary heating. This Subcontractor will furnish, install, and maintain the temporary heating equipment.
- 19-40. Include in the base bid an allowance of \$20,000 for temporary heating fuel consumption associated with the temporary heating. All unused portions of the allowance will be returned at the end of the project.
- 19-41. Include in the base bid an allowance of \$10,000 for changing of temporary filters and maintenance of IAQ controls. All unused portions of the allowance will be returned at the end of the project.
- 19-42. Attend Pre-Install, Functional Performance Testing, Start-up, Pre-Commissioning, and Commissioning coordination meetings and provide relative input. Provide personnel, both tradesmen and factory authorized representatives, to participate in the testing, adjusting, and balancing; functional performance testing; and final commissioning.
- 19-43. This contractor will provide camera inspection of the below slab sanitary and storm drain systems per note DN-4 on drawing DPC1.1. (BPB ADDENDUM NO. 1)
- 19-44. This contractor will be responsible for disconnecting and safing off the existing mechanical and plumbing systems prior to any demolition work performed by Contract B-5 Carpentry and General Work. (BPB ADDENDUM NO. 1)
- 19-45. This contractor will be responsible for the demolition, removal and replacement of the concrete slab associated with the removal of existing underground sanitary and storm sewer

- and with the installation of new sanitary and storm sewer in the existing areas. (BPB ADDENDUM NO. 2)
- 19-46. Provide downspout boots on rainwater conductors where indicated. (BPB ADDENDUM NO. 2)
- 19-47. This contractor will be responsible for the demolishing and opening up the existing walls in order to perform the work shown on the mechanical and plumbing drawings. (BPB ADDENDUM NO. 3)
- 19-48. Provide for freezing of the existing pipes to make connections to the existing piping systems. Assume that the existing valves will not operate. (BPB ADDENDUM NO. 3)

CONTRACT NO. B-20 - FIRE PROTECTION (BEAR INDUSTRIES) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements

Division 1 General Requirements

Section 078413 Fire Protection, HVAC & Plumbing Penetration Firestopping

Section 210170 Fire Suppression Sprinkler Systems

Section 220000 General Provisions - Plumbing/Fire Protection

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 20-1. Provide piping, fittings, couplings, valves, backflow preventer, and sprinkler heads.
- 20-2. Excavation and backfill related to fire protection work as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
- 20-3. Concrete equipment pads, curbs and thrust blocks for fire protection work.
- 20-4. Provide fire hose station equipment including hose valves, hose adapters and hose cabinets.
- 20-5. Provide firestop and smoke seals of all penetrations.
- 20-6. Provide as-built drawings in CAD/BIM format
- 20-7. Testing and inspections.
- 20-8. Cutting and patching.
- 20-9. Design.
- 20-10. Flow and tamper switches to be supplied by this Contractor and wired by the Electrical Contractor. It is this Contractor's responsibility to provide flow and tamper switches to meet applicable state and local codes.
- 20-11. Pipe identification.
- 20-12. Provide fire main from +/- 5 feet outside building including connection in the building. Provide the sleeve and seal for the pipe through the foundation wall.
- 20-13. Provide the necessary coordination with trade to avoid interferences with other work and

- make corrections at no extra charge.
- 20-14. Provide coordinated shop drawings to the Building Information Model (BIM) Coordinator.
- 20-15. Attend Pre-Install, Functional Performance Testing, Start-up, Pre-Commissioning, and Commissioning coordination meetings and provide relative input. Provide personnel, both tradesmen and factory technicians, to participate in the testing, adjusting functional performance testing and final commissioning.
- 20-16. Provide in the base bid \$5,000 allowance for work as directed by the Construction Manager

CONTRACT NO. B-21 – ELECTRICAL, FIRE ALARM, & SPECIAL SYSTEMS (MID-ATLANTIC ELECTRIC) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Division 22 Plumbing
Division 23 Heating, Ventilating, & Air Conditioning
Division 26 Electrical
Section 078413 Fire Protection, HVAC & Plumbing Penetration Firestopping
Section 116143 Theater and Stage Equipment
Section 275115 Sound and Visual Systems
Section 312000 Earth Moving
Section 312319 Dewatering
Section 315000 Excavation Support & Protection

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 21-1. Provide a complete electrical system as indicated on the drawings, schedules and in the specifications.
- 21-2. Provide exterior site lighting, light bases, and power. Contract A-1 Sitework is responsible for providing the 2 yard lights at the pump stations. (BPB ADDENDUM NO. 2)
- 21-3. Divisions 22 and 23 of the specifications should be reviewed as it relates to the power wiring and other requirements for HVAC equipment including the coordination of furnishing and installing motor starters and controllers as detailed in the Specifications and on the Drawings.
- 21-4. Excavation and backfill for underground electrical work as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with project documents. It is the intent to use on site material and not imported fill. The use of this on site material shall conform to the compaction requirements as specified on Civil drawings and in specification section 031200.
- 21-5. The Concrete Subcontractor shall furnish, install and maintain stone fill under slab. The Sitework Contractor shall leave the building pad an elevation 54.46' +/- 1" in preparation to receive stone fill. The Mechanical and Electrical Contractors shall complete their work under the slab-on-grade and shall be responsible to return the pad to the subgrade elevation left by the Sitework Contractor. The Concrete Contractor shall then adjust the select material to final

- subgrade, fine grade the slab and place the vapor barrier and stone fill.
- 21-6. Provide concrete for duct banks, light standards, above ground conduit encasement, equipment bases and any other concrete work specifically related to the electrical work. Include requirements of Kent County, State and local codes for concrete encasement.
- 21-7. Temporary electric installation, maintenance and removal. Refer to Division 1, specification section 015113 - TEMPORARY ELECTRIC, for specific scope. The Electrical Contractor will connect to the permanent transformer set by the utility company for temporary power and lighting for Area 'D'. The temporary power and lighting for Area 'B' will come through the new service panels which are served by the panels in the existing electric/boiler room. This contractor will provide a temporary generator for temporary power and lighting for Area 'B' until such time the temporary service can be connected to the existing service. (BPB ADDENDUM NO. 2)
- 21-8. Provide rough-in and final connections and related work for equipment provided under other contracts (i.e. kitchen, HVAC, sprinkler, motorized doors, greenhouse, owner furnished equipment, etc.). Provide power to automatic hardware. Low voltage wiring from the controller to hardware shall be provided by the Doors, Frames and Hardware Contractor.
- 21-9. Obtain permits as required by Kent County
- 21-10. Penetrations through walls, floors, etc. including sleeves, link seals, cutting, patching and fire safing.
- 21-11. Daily clean up.
- 21-12. All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.
- 21-13. Provide hoisting, rigging and scaffolding.
- 21-14. ~~Provide all primary service work, including all utility company related costs/fees for this work. The Sitework Contractor will be providing the 9 – 4" PVC conduits with pull cords for future electrical service at the location shown on drawing E-300.~~ Provide conductors from the utility pole on Walnut Shade Road to transformer. Permanent transformer will be furnished and installed by the utility company. The connections on primary side at utility pole and transformer will be by the utility company. The Electrical Contractor will provide the connections on the secondary side of the transformer. The Sitework Contractor will be providing 2 PVC conduits, with pull cords, from the utility pole to the transformer. (BPB ADDENDUM NO. 2)
- 21-15. Provide a complete fire alarm system. Water flow devices are supplied and installed by the Sprinkler Contractor and wired by this Contractor. Include tie-in to fire sprinkler flow and tamper switch. Provide an interface between the Andover BAS Smoke Management Control

- Panel and the fire alarm system.
- 21-16. Provide an Alternate price for using Advantech Inc. as the fire alarm company.
- 21-17. Provide clocks and guards
- 21-18. Provide heat tracing.
- 21-19. Provide lightning protection with master UL certification.
- 21-20. Provide grounding of building columns and interior spaces as required.
- 21-21. Provide vibration controls for electrical systems
- ~~21-22. Provide electricity metering (BPB ADDENDUM NO. 2)~~
- 21-23. Provide transient voltage suppression
- 21-24. Provide theater lighting systems including fixtures, controls, wiring, light grids, supports and attachments. Coordinate the work with the Stage Rigging and Equipment Contractor. See Section 116143 Theater and Stage Equipment for items of work specifically assigned to the Electrical Contractor. **Provide front-of-house motorized hoist and light bar. (BPB ADDENDUM NO. 3)**
- 21-25. Provide complete audio and audiovisual systems
- 21-26. ~~Provide emergency generator.~~ Provide automatic transfer switch to be connected to the existing generator. (BPB ADDENDUM NO. 3)
- 21-27. Provide conduits, raceways, boxes, and pull strings for telephone and data systems. The wiring and devices will be installed by others.
- 21-28. Provide conduits, raceways, boxes, and pull strings for security system. The wiring and devices will be installed by others
- 21-29. Provide 120 VAC power circuit and circuit breaker for the automatic temperature control (ATC) field junction boxes. The ATC Contractor will provide installation of 120 VAC power wiring from 120 VAC panel to each Andover Controls support junction box.
- 21-30. Provide access panels in GWB and CMU walls.
- 21-31. Provide coordinated shop drawings to the Building Information Model (BIM) Coordinator
- 21-32. Attend Pre-Install, Functional Performance Testing, Start-up, Pre-Commissioning, and Commissioning coordination meetings and provide relative input. Provide personnel, both

tradesmen and factory authorized representatives, to participate in the testing, adjusting, and balancing; functional performance testing; and final commissioning.

21-33. Provide testing and inspections as required by the specifications

~~21-34. Provide a factory authorized representative for start up and commissioning of security system~~ (BPB ADDENDUM NO. 1)

21-35. Provide training to Owner prior to substantial completion

21-36. Provide as-built drawings in CAD/BIM format

21-37. Provide in the base bid \$15,000 allowance for work as directed by the Construction Manager.

21-38. This contractor will be responsible for disconnecting and safing off the existing electrical, fire alarm, and other special systems prior to any demolition work performed by Contract B-5 Carpentry and General Work. (BPB ADDENDUM NO. 1)

CONTRACT NO. B22 – TESTING, ADJUSTING & BALANCING (BUTLER BALANCING) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 220191	Balancing – Plumbing
Section 230950	Testing & Balancing of Mechanical Systems

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 22-1. This Contractor must be certified by AABC, NEBB, or TABB.
- 22-2. Perform the testing, adjusting and balancing of the Plumbing Systems to meet optimum performance capabilities within design parameters, sequence of operations and installation limits.
- 22-3. Perform the testing, adjusting and balancing of the Air Systems to meet optimum performance capabilities within design parameters, sequence of operations and installation limits.
- 22-4. Perform the testing, adjusting and balancing of the Hydronic Piping Systems to meet optimum performance capabilities within design parameters, sequence of operations and installation limits.
- 22-5. Perform testing, adjusting and balancing of HVAC equipment to verify quantitative-performance settings.
- 22-6. The TAB Contractor will witness the testing conducted by the Mechanical Contractor per Section 230600.
- 22-7. Make at least two inspections of the mechanical systems during construction to verify that balancing procedures may be accomplished. Report findings to the Construction Manager.
- 22-8. Balance the Mechanical System two (2) times. The first time shall be considered a rough balance. Any discrepancy in air flow shall be addressed to the Construction Manager. The final balancing will be accomplished after review of rough balance reports.

- 22-9. Verify that automatic control devices are functioning properly. Balancer must provide verification of actual control sensor versus actual readings performed during balancing and report any deficiencies at the time of the functional verification.
- 22-10. Provide an initial TAB of the air and hydronic systems while the systems are being started.
- 22-11. Provide the final TAB after the mechanical systems and ATC systems are completed.
- 22-12. Attend Pre-Install, Functional Performance Testing, Start-up, Pre-Commissioning, and Commissioning coordination meetings and provide relative input. Participate in the functional performance testing and final commissioning. Coordinate and cooperate with the Independent Commissioning Agent. The balancer shall include the costs for a pre-commissioning meeting with all MEP related trades prior to mobilization as well as additional follow up meetings required to discuss, coordinate and execute any changes required based on balancing findings.
- 22-13. Prepare and issue TAB reports in timely manner. Provide a working (Pencil) copy of all preliminary readings to the Construction Manager within 5 working days from the date in which the testing and balancing occurs. Provide final written report within 10 working days of substantial completion.
- 22-14. Provide daily hand written field reports with any deficiencies to the CM.
- 22-15. Perform additional tests, as specified, within 90 days of completing TAB, perform additional testing and balancing to verify that balanced conditions are being maintained throughout and to correct unusual conditions.
- 22-16. The TAB work will be performed during normal work hours in an occupied.
- 22-17. The TAB may not be performed during near-peak summer or winter conditions. Perform additional inspections, testing, adjusting and balancing during near-peak summer and/or winter conditions. This will require remobilization.
- 22-18. Coordinate and cooperate with the Mechanical, Plumbing & ATC Contractors for the balancing work.
- 22-19. After testing and balancing, close probe holes and patch insulation with new materials identical to those removed.

CONTRACT NO. B-23 - AUTOMATIC TEMPERATURE CONTROLS (TRI-M GROUP) FOR REFERENCE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0 Procurement and Contract Requirements
Division 1 General Requirements
Division 22 Plumbing
Division 23 Heating, Ventilating, & Air Conditioning
Division 26 Electrical
Section 230900 Automatic Temperature Control

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- 23-1. Provide labor, material and supervision necessary to install a complete direct digital control system of temperature controls with to control all HVAC Systems, associated components and accessories as described in the "Polytech High School, Additions and Renovations, Bid Pack B, Automatic Temperature Controls Section #230900". All work will be an extension of the school's "Andover" Control System.
- 23-2. Provide Service Technician labor to maintain existing Andover Control System operation during construction.
- 23-3. Provide Service Technician labor to safely discount, remove or bypass existing Andover Control system to prevent an interruption in the existing systems operation.
- 23-4. Furnish the following materials as indicated in Bid Pack B, Automatic Temperature Controls Section #230900:
 - a. Andover I2 Series Controllers with enclosure and support devices
 - b. Temperature sensing devices, current switches, control relays, power supplies
 - c. Carbon Dioxide Sensors
 - d. Make-up water system, chilled and hot water: Control Valve, Actuator, Water flow sensor
 - e. ATC Control Valves
 - f. ATC Control Dampers
 - g. Variable Refrigerant Flow System, Area D, fifteen total: Inline Fan, Damper and Damper Actuator
- 23-5. Provide labor to furnish and install all interconnecting control wiring as identified in the "Polytech High School, Additions and Renovations, Bid Pack B, Automatic Temperature Controls Section #230900". This will include the following systems:
 - a. Fire System "Alarm Contact" integration to Andover Controls.
 - b. Carbon dioxide sensor monitoring and integration to Andover Controls.
 - c. Make-up Water flow monitoring, alarm sensing interconnecting control wiring and integration to Andover Controls.

- d. Refrigerant Monitoring interconnecting control wiring, monitoring, alarm notification and integration to Andover Controls.
 - e. Ductless Split System interconnecting control wiring and integration to Andover Controls.
 - f. Remote condenser units interconnecting control wiring and integration to Andover Controls.
 - g. Variable Refrigerant Flow (VRF) System interconnecting control wiring and integration to Andover Controls. Includes VRF BAS Interface Panel, VRF condenser unit (s), VRF heat pump (s) communications wiring, and VRF temperature sensor (s).
 - h. Installation of 120 VAC power wiring from 120 VAC panel to each Andover Controls support junction box. Note: Others will provide 120 VAC power circuit and circuit breaker as required.
- 23-6. Furnish, design, fabricate, and install an Andover BAS Smoke Management Control Panel as identified in the “Polytech High School, Additions and Renovations, Bid Pack B, Automatic Temperature Controls Section #230900”. This panel includes the following:
- a. Provide a manual control switch on the face of the panel to permit the Fire Chief on scene to activate any or all of the listed HVAC System return/relief fans or exhaust fans to accommodate smoke removal from any zone in this area of the building.
 - b. Customized Smoke Management Bypass Control wiring for each unit identified below.
 - c. Provide for each return / relief fan or exhaust fan in the following units:
- | <u>Unit Number</u> | <u>Zone</u> |
|--------------------|------------------------|
| RAHU-D1 | Administration Area |
| RAHU-D2 | Main Street |
| RAHU-D3 | Auditorium |
| RAHU-D4 | Stage |
| RAHU-D5 | Band/Music/Choral Area |
| RAHU-D6 | Green Room Area |
| RAHU-D7 | ROTC Area |
| RAHU-D8 | TV Studio Suite |
| RAHU-D9 | CET Classroom |
| RAHU-D10 | ET Classroom |
- d. Provide Engineering labor to design, furnish and install Andover Controls Control Programming.
 - e. Provide Engineering labor to design, furnish and install Andover Controls Graphic Interface Panel.
 - f. Provide Engineering labor to design, furnish and install Andover Controls Customized Monitoring and Alarming that conforms to the existing Andover Continuum configuration.
 - g. Provide Engineering Labor to provide Andover Control System customized training at Polytech High School.
 - h. Furnish and install, control wiring, conduit raceway, support devices as required to provide a turnkey installation.
 - i. Provide Software / hardware start-up and checkout for each unit.
 - j. Provide As-built documentation package as per The Tri-M Group standards.

23-7. WORK PERFORMED BY OTHERS:

- a. The Electrical Contractor will provide 120 VAC power circuit required for each Andover Controls field junction box.
- b. The Mechanical and Plumbing Contractor will provide manufacture system start up, as required for each system manufacture, for all systems as referenced in this proposal, excluding Andover Controls.
- c. The Testing, Adjusting and Balancing Contractor will provide Air, Water balancing as required by system requirements.
- d. The Electrical Contractor will provide unit power for all air handlers, rooftop units, chiller, boiler, pumps, exhaust fans, heaters, etc. as referenced.
- e. The Mechanical and Plumbing Contractor will furnish and install Variable Refrigerant Flow System as referenced.
- f. The Mechanical and Plumbing Contractor will furnish and install Variable Refrigerant Flow System with External Contact Relay Module for Area D Variable Refrigerant Flow System.
- g. The Mechanical and Plumbing Contractor will furnish and install all air handlers, rooftop units, chiller, boiler, pumps, exhaust fans, heaters, VAV's, valves, actuators, dampers, etc.
- h. The Mechanical and Plumbing Contractor will install ATC valve, actuators, and dampers.
- i. The Mechanical and Plumbing Contractor will install Variable Refrigerant Flow System, Area D, inline fans and dampers.
- j. The Mechanical and Plumbing Contractor will provide and install air flow measurement devices
- k. The Electrical Contractor will furnish and install Fire Alarm System devices contacts with auxiliary contact for Andover Building Automation System.
- l. Others will provide Network IP addresses, connection to Polytech network, cabling, and networks jacks as required.
- m. Andover BAS Andover BAS Smoke Management Control Panel clarification from Design Engineer: "As far as we understand from the DSFMO, this auxiliary switch panel does not in any way supersede functions controlled by the building Fire Alarm System. The FAS will have the primary responsibility to shut down any and all HVAC systems in the event of any alarm condition within Area D. Once the fire is out, this Smoke Management Control Panel is used by the Fire Chief on scene to selectively start any rooftop unit fan, listed for such use, to remove smoke from the building at his discretion. The Chief will have to know to reset the FAS panel so that your switch panel will be able to function as described in the sequence of operation I sent you. It is our understanding that your panel is not part of the FAS system and as such does not have to be rated by any agency for such use."

END OF SECTION

SECTION 012100 - ALLOWANCES

1. RELATED DOCUMENTS

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- 1.2 Refer to provisions in AIA Document A232 – 2009 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- 1.3 Refer to Scope Information Sheets for all contracts bound in the Project Manual under Section 011100 - SUMMARY OF WORK. The Scope Information Sheets describe generally the work included in each contract, but the work is not necessarily limited to that described.
- 1.4 For work being constructed under separate prime contracts, provisions of this Section apply to each contract being bid.
- 1.5 Include in the Contract Sum all lump sum and unit cost allowances stated in the Contract Documents.
- 1.6 Designate in the construction progress schedule the delivery dates for products specified under each allowance.
- 1.7 Designate in the Schedule of Values the quantities of materials required under each unit cost allowance.

2. ALLOWANCES FOR PRODUCTS

- 2.1 The amount of each allowance includes:
 - A. The cost of the product or labor to the Contractor or Subcontractor, less any applicable trade discounts.
 - B. Delivery to the site.
 - C. Labor required under the allowance, only when labor is specified to be included in the allowance. If labor is not specified to be included in the allowance, it shall be included in the Contractor's bid and in the resulting Contract Sum.
 - D. Applicable taxes.

- E. Profit and overhead.
- 2.2 In addition to the amount of each allowance, include in the Contract Sum the Contractor's costs for:
- A. Handling at the site; including unloading, uncrating and storage.
 - B. Protection from the elements and from damage.
 - C. Labor for installation and finishing, except where labor is specified to be a part of the allowance.
 - D. Other expenses required to complete the installation.
 - E. Contractor's and Subcontractor's overhead and profit.
- 2.3 Refer to Scope Information Sheets under Section 011100 - SUMMARY OF WORK for the amount of each lump sum allowance and for work specified in the specification sections listed below.
- A. B-2 Concrete
 - 1. \$15,000 for temporary weather protection.
 - B. B-3 Masonry
 - 1. \$30,000 for temporary weather protection.
 - C. B-4 Structural Steel and Miscellaneous Metals
 - 1. \$5,000 for maintenance of perimeter cables
 - 2. \$10,000 for miscellaneous steel work
 - D. B-5 Carpentry and General Work
 - 1. 200 hours Carpenter's time.
 - 2. 400 hours Laborer's time.
 - 3. (1) Fire Extinguisher for every 3,000 SF of protected building area.
 - 4. \$20,000 miscellaneous carpentry work.
 - 5. \$27,000 for signage. (BPB ADDENDUM NO. 2)
 - E. B-6 Manufactured Casework
 - 1. \$5,000 for miscellaneous casework work.
 - F. B-7 Roofing
 - 1. \$10,000 for miscellaneous roofing work.
 - G. B-8 Curtain Wall, Glazing, Storefronts, & Skylights
 - 1. \$5,000 for miscellaneous glass and glazing work.

- H. B-9 Metal Framing & Drywall
 - 1. \$10,000 for miscellaneous drywall work
- I. B-10 Caulking & Sealants
 - 1. \$5,000 for miscellaneous caulking and sealant work.
- J. B-11 Paint and Wall Finishes
 - 1. 160 hours of Painter's time
- K. B-12 Acoustical Ceilings & Wall Panels
 - 1. \$5,000 for miscellaneous ceiling work
- L. B-13 Terrazzo Flooring
 - 1. ~~\$10,000~~ \$5,000 (BPB ADDENDUM NO. 1) for moisture control primer for terrazzo flooring.
 - 2. Provide an allowance for a logo based on size 10'-0" x 7'-0" with clear plastic chips utilizing a maximum of 8 color in Area 'D'. (BPB ADDENDUM NO. 1)
- M. B-14 Epoxy Flooring
 - 1. \$10,000 for moisture control primer for resinous flooring
- N. C-15 Carpet, VCT & Ceramic Tile
 - 1. \$5,000 for miscellaneous flooring work
- O. B-16 Raised Access Flooring
 - 1. \$5,000 for miscellaneous raised access flooring work
- P. B-17 Stage Rigging & Equipment
 - 1. \$10,000 for miscellaneous stage rigging work
- Q. B-18 Auditorium Seating
 - 1. \$5,000 for miscellaneous auditorium seating work
- R. B19 Mechanical & Plumbing
 - 1. \$20,000 for temporary heating fuel consumption
 - 2. \$10,000 for changing of temporary filters
- S. B20 Fire Protection
 - 1. \$5,000 for miscellaneous fire protection work
- T. B21 Electrical, Fire Alarm & Special Systems
 - 1. \$15,000 for miscellaneous fire protection work
 - 2. Provide 25 additional peripheral fire alarm devices (BPB ADDENDUM

NO. 2)

3. ADJUSTMENT OF COSTS

- 3.1 Should the net cost be more or less than the specified amount of the allowance, the Contract Sum will be adjusted accordingly by Change Order.
 - A. For products and labor specified under a unit cost allowance, the unit cost shall apply to the quantities actually used with a nominal allowance for waste, as determined by receipted invoices, or by field measurement.
- 3.2 At Contract closeout, reflect all approved changes in Contract amounts in the final statement of accounting.

END OF SECTION

SECTION 012200 - UNIT PRICES

1. GENERAL PROVISIONS

1.1 The general provision of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

1.2 Refer to provisions in AIA Document A232 – 2009 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.

1.3 For work being constructed under separate prime contract, provisions of this Section apply to each contract being bid.

2. BASE BID

2.1 The Base Bid shall consist of all work shown or specified in the Contract Documents, exclusive of any Additive Unit Prices specified herein.

2.2 The Base Bid shall include all work in any Subtractive Unit Prices specified herein.

3. UNIT PRICES

3.1 State in the Bid Form the amount to be added to (or subtracted from) the Base Bid per unit of measurement for each Unit Price specified. State this amount to include all overhead and profit. No surcharge in addition to the Unit Price listed will be permitted.

3.2 See Section 002113, INSTRUCTIONS TO BIDDERS for related information.

3.3 For description of Unit Prices requested, refer to the specification. The method of stating the Unit Prices is described in the Bid Form.

3.4 Where both add and deduct unit prices are requested, there shall not be more than a 10% variation between the two.

4. APPLICATION OF UNIT PRICES

4.1 Unit prices stated in the Bid Form will apply from the time the Bid is submitted until Contract completion.

5. MEASUREMENT OF QUANTITIES

5.1 Quantities shall be determined by field measurement by contractor personnel and as verified by the Construction Manager.

5.2 At the Contractor's option, and at his expense, measurement may be made by a registered surveyor.

6. LIST AND DESCRIPTION OF UNIT PRICES

6.1 **Unit Price No. 1:** Price per square foot for 4" concrete slab-on-grade and 6" stone subbase. This price includes the demolition and removal of existing concrete and subbase; and preparation of subgrade.

6.2 **Unit Price No. 2:** Price per square foot to remove and replace the existing acoustical ceiling grid and tiles. This price includes the demolition of the existing grid, supporting of existing electrical, mechanical, fire alarm, fire sprinkler, speaker, etc.; preparation of the existing surfaces, and all required grid anchors and accessories. Disposal of the existing grid and ceiling tiles will be in the onsite dumpster furnished by the CM.

6.3 **Unit Price No. 3:** Price per square foot for Ardex floor leveling on existing concrete slabs. This price includes the preparation of the existing concrete.

END OF SECTION

SECTION 012300 - ALTERNATES

1. GENERAL PROVISIONS

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- 1.2 Refer to provisions in AIA Document A232 – 2009 Edition, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- 1.3 For work being constructed under separate prime contracts, provisions of this Section apply to each contract being bid.

2. BASE BID

- 2.1 The Base Bid shall consist of all work shown or specified in the Contract Documents, exclusive of any Additive Alternates specified herein.
- 2.2 The Base Bid shall include all work in any Subtractive Alternates specified herein.

3. ALTERNATES

- 3.1 State in the Bid Form the amount to be added to the Base Bid for each Alternate specified.
- 3.2 See Section 002113 - INSTRUCTIONS TO BIDDERS for related information.
- 3.3 The description of Alternates contained herein is in summary form. Detailed requirements for materials and execution shall be as specified in other sections and as shown on drawings.

Alternate No. 1: Multi-Purpose Room Addition – Area ‘B’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, construction of multi-purpose room addition and associated areas, new entrance plaza, handicapped ramp, and walkways around addition. This is indicated as Area ‘B’ on the drawings.

Alternate No. 2: Renovations to Existing Corridors - Area ‘AC’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, renovation of the existing corridors indicated as Area ‘AC’ on the drawings.

Alternate No. 3: Renovations to Existing Gymnasium – Area ‘AG’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, renovation of the existing gymnasium and associated areas indicated as Area ‘AG’ on the drawings.

Alternate No. 4: Renovations to Existing Medical Education Rooms – Area ‘AM’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, renovation of the existing nursing assisting room, medical assisting rooms, exam rooms and associated areas indicated as Area ‘AM’ on the drawings.

Alternate No. 5: Renovations to Existing Radio & TV Rooms – Area ‘AR’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, renovation of the existing radio/TV studio, classrooms, criminal justice classroom, science classroom and associated areas indicated as Area ‘AR’ on the drawings.

Alternate No. 6: Renovations to Existing Weight and Locker Rooms – Area ‘AW’

- a. **Base Bid:** No work is required.
- b. **Alternate:** Includes, but is not limited to, renovation of the existing weight/cardio room, auxiliary gym, locker rooms, and associated areas indicated as Area ‘AW’ on the drawings.

END OF SECTION

SECTION 012600 - CHANGE ORDER PROCEDURES

1. GENERAL:

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- 1.2 Refer to provisions in AIA Document A232 – 2009 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- 1.3 The Construction Manager is responsible for processing all change orders. Each request will be assigned a change order request (COR) number. The Change Order Request & Execution Form will be initiated via the web-based project management system (Building Blok) used by the CM.
- 1.4 It is to be clearly stated that no extra work shall commence without an approval from the **Owner or Construction Manager or Owner's representative.**

2. INITIATING A CHANGE ORDER:

- 2.1 Specific changes initiated by the Owner, Architect, Construction Manager (CM) or Contractor will be processed as follows:
 - A. The Owner will authorize the Architect to prepare sufficient documents to establish an accurate price. These documents to be forwarded to the Construction Manager and Owner "for pricing only, not authorized for construction." The Construction Manager will develop the estimate (within 2 weeks) showing a breakdown by trades with all trade contractor quotes. The Owner will approve or reject the change request within two (2) weeks. If the Owner elects to proceed with the change, the Construction Manager will prepare formal change orders to the various trade contractors involved in the change and reference in all formal change orders the original change order request number.
 - B. Field Change: Contractor shall immediately notify the Construction Manager of a change due to field conditions or site conditions. If documents cannot be prepared for pricing due to schedule constraints, the Construction Manager will make every effort in estimating the field change. If the Owner and Construction Manager agree that certain field changes should be handled on a time and material basis, the Construction Manager will closely monitor the Contractor's labor and material affecting this change. At the completion of the work a formal change order will be issued.
 - C. Contractor Change: If a Contractor initiates a change order for work not included in the Contract, the Construction Manager and Architect will research the validity of the request, verify quantities and pricing and submit to the Owner for approval on a

change order request.

- 2.2 The additional cost, or credit to the Owner resulting from a change in the Work shall be by mutual agreement of the Owner, Contractor, Construction Manager and the Architect.
3. PROCESSING A CHANGE ORDER:
- 3.1 The Contractor will fill in the Change Order Request & Execution Form (COREF) with a brief description of the change, any time extension, and cost changes.
- 3.2 The Contractor will attach to the COREF copies of the written quotations from the trade contractors, Contractors, and suppliers. The Labor Detail Sheet and the Change Order Detail forms must be added as an attachment to the COREF. The Contractor and each sub-tier contractor (as applicable) must fill out the Labor Detail Sheet and Change Order Detail Sheet. Samples of these forms are attached.
- 3.3 In all cases, this cost or credit shall be based on the “DPE” wages required and the “invoice price” of the materials/equipment needed.
- 3.4 “DPE” shall be defined to mean “direct personnel expense”. Direct payroll expense includes direct salary plus customary fringe benefits (prevailing wage rates) and documented statutory costs such as workman’s compensation insurance, FICA, and unemployment insurance.
- A. “Fringe Benefit” is any medical, life or disability insurance, paid time off, etc.
 - B. “Worker’s Compensation” is the insurance required for injuries including medical leave, etc.
 - C. “FICA” is the costs association with Social Security and Medicare insurance.
 - D. “Unemployment insurance” is the cost associated with the governmental assessment for employee’s unemployment benefits.
- 3.5 “Invoice price” of materials/equipment shall be defined to mean the actual cost of materials and/or equipment that is paid by the Contractor (or Subcontractor) to a material distributor, direct factory vendor, store, material provider, or equipment leasing entity.
- 3.6 In addition to the above, the Contractor is allowed markup for overhead and profit on additional work performed as outlined in Specification Section 012613, Contractor Compensation.
- 3.7 Building Blok Procedures: The Contractor will submit all change order requests and supporting documentation via the Building Blok web-based project management system. Each Contractor will be issued a unique login and password. Each contractor must

submit the information as follows:

- A. Create a new change order, from your “To-Do List” by clicking on the “Create Issue” tab in the upper right corner and select “Change Order Request”.
- B. The Contractor will enter a brief description of the change in the “Summary” block. A detailed description of the change will be entered in the “Description of Change” block, to include any changes to documents or time extension. The cost of the change will be entered in the “Total Cost Change” block.
- C. The Labor Detail Sheet and the Change Order Detail forms must be added as an attachment to the request. The Contractor and each sub-tier contractor (as applicable) must fill out the Labor Detail Sheet and Change Order Detail Sheet. Samples of these forms are included behind this section. In addition to these forms, the Contractor also must attach any material and equipment rental quotations. All of these documents should be scanned and saved as a PDF file. Click on the “Browse” box to upload the file. Be sure to wait until Building Blok tells you the file was “Uploaded Successfully”.
- D. Once the information is entered on the form and the proper attachments are uploaded, the contractor will click “Save”. The Contractor will be prompted to enter their password to approve an electronic signature. Once you save the request you will have an opportunity to check it before submitting it to the CM. After you verify the COREF is correct click “Recommend Approval” to submit the change request to the CM. The Contractor will then be prompted to re-enter the password to approve an electronic signature and complete the submission request. Click on “Home” in the upper left corner to make sure the change order does not appear on your To-Do List.
- E. The Change Order Request will then be reviewed by the CM Project Manager and Recommended for Approval, Rejected, or returned to the Contractor for additional information. Once the Construction Manager, Owner, and Architect have approved the request all parties will receive an email from Building Blok notifying them that a fully executed Change Order and Contract Recalculation Form can be downloaded from Building Blok. Hard copies of the executed change order and recalculation form will not be provided by the CM.

END OF SECTION



CHANGE ORDER REQUEST & EXECUTION FORM

110 South Poplar Street
 Suite 400
 Wilmington, DE 19801

Tel. 302-421-5700
 Fax 302-421-5715

DATE:

PROJECT NAME:

CONTRACT:

REQUEST NUMBER:

CONTRACTOR:

CHANGE ORDER NUMBER:

STATE PO NUMBER:

The following is a summary of the request submitted by the contractor as described above. All supporting documents have been attached and described herewith. This summary shall contain a total amount of compensation requested by the contractor as well as any request for an extension in contract time. It shall be understood that the amounts described below shall remain valid for a period of sixty days from the date described above unless otherwise stated.

A detailed breakdown of Labor, material, equipment, and subcontract costs must be attached to be considered for review.

1. Summary Description(s):
2. Changes to the Contract Drawings:
3. Changes to the Project Manual:
4. Total Cost Change:
5. Total Time Change:

REVIEWED		
This request has been reviewed and ___approval___disapproval is recommended by:		
Name	Title	Date
APPROVED		
This change order request is not approved until executed by all parties bound by a contractual relationship. Upon execution it shall represent a modification to the agreement and is subject to all terms and conditions of the contract documents.		
Contractor: _____		Architect: _____
Signed By: _____		Signed By: _____
Title: _____		Title: _____
Date: _____		Date: _____
EDiS Company _____		Owner: _____
Signed By: _____		Signed By: _____
Title: _____		Title: _____
Date: _____		Date: _____



CHANGE ORDER DETAIL FORM
 (Provided by contractor, subcontractor or sub tier contractor)

DATE SUBMITTED:

CONTRACT:

CONTRACTOR:

PROJECT NAME: POLYTECH HIGH SCHOOL - RENOVATIONS AND ADDITIONS

CHANGE ORDER REQUEST #:

LABOR SECTION			
TRADESMAN(s):	LABOR HOURS	RATE (per schedule)	SUBTOTAL
Subtotal			

MATERIAL SECTION			
MATERIAL:	QUANTITY	UNIT COST	SUBTOTAL
Subtotal			

EQUIPMENT SECTION			
EQUIPMENT:	QUANTITY	UNIT COST	SUBTOTAL
Subtotal			

SUBTOTAL	
SUBCONTRACTOR/ SUB TIER*	
OH & PROFIT (10% on sub/sub tier only))	
BOND COST	
OH & PROFIT (15% on own work)	
GRAND TOTAL	



LABOR DETAIL FORM

(Provided by contractor, subcontractor, or sub-tier contractor)

DATE:

CONTRACT:

CONTRACTOR:

PROJECT NAME: POLYTECH HIGH SCHOOL RENOVATIONS AND ADDITIONS

CHANGE ORDER REQUEST #:

CLASSIFICATION:			
Base Wage Rate:			
Health Insurance			
Holidays			
Sick Days			
Life Insurance			
Disability Insurance			
Dental Insurance			
Company Vehicle			
401K			
Education			
Other (<i>specify below</i>)			
Subtotal			
Posted Prevailing Rate			
FICA (Social Security & Medicare)			
SUTA (State Unemployment)			
FUTA (Federal Unemployment)			
General Liability Insurance			
Worker's Compensation			
Total Wage Rate			

SECTION 012613 - CONTRACTOR COMPENSATION

1. GENERAL

- 1.1 The Contractor agrees to perform any additional Work, for the net cost of materials and labor (including wages paid, payroll taxes, and all insurance) plus the following percentage for all of his overhead and profit, which includes Field Supervision:

The percentages to be added or allowed for any Work change involving both added Work and omitted Work shall be applied only to the net difference in cost.

- (a) 15% mark-up (10% overhead and 5% profit) by the Contractor on Work performed by his own forces.
 - (b) For work done by a Subcontractor, 10% for subcontractor overhead and 5% for subcontractor profit to which the Contractor may add 7.5% for his overhead and profit combined.
 - (c) Contractor mark-up shall include supervision, home and field overhead, all self-owned small tools and equipment.
- 1.2 When the Contractor is directed to perform overtime work at the CM (Owner) expense to accelerate contractual work, the cost for same shall only be the actual premium costs incurred by the Contractor.

END OF SECTION

SECTION 012900 - PAYMENT PROCEDURES

1. GENERAL PROVISIONS

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- 1.2 Refer to provisions in AIA Document A232 - 2009 Edition, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- 1.3 For work being constructed under separate prime contracts, provisions of this Section apply to each contract being bid.

2. REQUIREMENTS INCLUDED

- 2.1 Submit Applications for Payment to Construction Manager in accordance with the schedule and procedures established in the Contract Documents.

3. RELATED REQUIREMENTS

- 3.1 Owner-Contractor Agreement.
- 3.2 Conditions of the Contract: Article 9 PAYMENTS AND COMPLETION.
- 3.3 Section 013113: Project Coordination Meetings
- 3.4 Section 013300: Submittal Procedures
- 3.5 Section 017700: Closeout Procedures

4. FORMAT AND DATA REQUIRED

- 4.1 Submit itemized applications typed on AIA Document G732, Application and Certificate for Payment, and Continuation Sheet G703, examples of which will be furnished to the Contractor at the Pre-Construction meeting.
- 4.2 Provide itemized data on Continuation Sheet:
 - 1. Format, schedules, line items and values: Duplicates of those of the schedule of values previously accepted by the Construction Manager.

5. PREPARATION OF APPLICATIONS FOR PROGRESS PAYMENTS

5.1 Form: AIA Document G702/CMA

1. Fill in required information, including that for Change Orders executed prior to date of submittal of application.
2. Fill in summary of dollar values to agree with respective totals indicated on Continuation Sheets.

5.2 Continuation Sheets:

1. Line items of components of Work will be subject to Owner's review and approval under the Provisions of Section 013300 - SUBMITTALS, and the General Conditions. Continuation Sheets shall follow Schedule of Values submitted at the start of the job.
2. Fill in total list of all scheduled components of Work, with item number and scheduled dollar value for each item. Fill in values of work completed in the period.
3. Fill in dollar value in each column for each scheduled line item when work has been performed or products stored; round off values to nearest dollar.
4. List each Change Order executed prior to date of submission, at the end of the Continuation Sheets; list by Change Order Number, and description, as for an original component item of work.

6. PREPARATION OF APPLICATION FOR FINAL PAYMENT

- 6.1 Fill in Application form as specified in progress payments.

7. SUBMITTAL PROCEDURES

7.1 Complete Invoice:

1. Submit completed Application to the Construction Manager by the date stipulated in the Project Manual.

- 7.2 Number: Submit 3 copies of each invoice.

END OF SECTION

SECTION 013113 - PROJECT COORDINATION MEETING

1. PROJECT COORDINATION MEETING

1.1 An on-site project coordination meeting will be held on a biweekly basis throughout the project construction period.

2. ATTENDANCE

2.1 Attendance at the project coordination meeting is mandatory of each Contractor or major supplier on the project.

2.2 The representative of the Contractor shall be the Project Manager and field superintendent, unless a substitute representative has been approved by the Construction Manager.

2.3 Contractor will begin attending the Project Coordination Meetings at least 4 weeks prior to mobilization on site, and will continue until the Contractor has fulfilled the obligations of his Contract.

2.4 EDiS will prepare meeting minutes and distribute them to all of the contractors. Each contractor is required to review the meeting minutes and follow-up on items assigned. Each contractor will be responsible for disseminating information discussed during these meetings to their field personnel, subcontractors, and suppliers.

3. AGENDA

3.1 The Construction Manager will set the agenda for the biweekly Project Coordination Meeting.

3.2 At a minimum, the Contractor shall be prepared to discuss the following:

1. Actual vs. as planned progress for the prior two week period.
2. Planned construction activities for the next four weeks.
3. Contract document clarifications.
4. Coordination items with other contractors.
5. Quality Control.
6. Recently issued change orders.
7. Potential change orders.

8. Submittals and shop drawings.
9. Requests for Information (RFI's).
10. Other items requiring Construction Manager's attention.

END OF SECTION

SECTION 013119 – PRE-INSTALLATION MEETINGS

1. PRE-INSTALLATION MEETINGS

1.1 On-site pre-installation meetings will be held at least two weeks prior to commencement of installation of work.

2. ATTENDANCE

2.1 Attendance at the pre-installation meeting is mandatory of each Contractor and/or major supplier as required for each specific meeting listed below.

2.2 The following individuals shall attend these meetings:

- Contractors' Project Manager
- Contractors' Field Superintendent
- Contractors' Safety Representative (as needed)
- Key Subcontractors, Suppliers, and Vendors
- EDiS Project Manager
- EDiS Field Manager
- EDiS Safety Director (as needed)
- EDiS MEP Specialist (as needed)
- Owner's Representative (as needed)
- Architect/Engineer (as needed)
- Governmental Agency Representatives (as needed)
- Testing/Inspection Agency Representatives (as needed)
- Utility Company Representatives (as needed)

3. SUBMITTALS

3.1 Each contractor is responsible to have all submittals and mock-ups, as related to the pre-installation meeting scope of work, submitted and approved prior to commencement of the pre-installation meeting.

4. LIST OF REQUIRED MEETINGS

- Flooring (VCT, Carpet)
- Ceramic Tile

5. AGENDA

5.1 At a minimum, the Contractor shall be prepared to discuss the items as listed on the agenda template shown on the following page:

PROJECT: POLYTECH HIGH SCHOOL RENOVATIONS & ADDITIONS

PRE-INSTALLATION MEETING: (Insert Phase of Work)

- A. INTRODUCTIONS
- B. REVIEW SCOPES OF WORK
- C. REVIEW CONTRACT DRAWINGS AND SPECIFICATIONS
- D. REVIEW SUBMITTALS
- E. TESTING & INSPECTION REQUIREMENTS
- F. REVIEW RELEVANT RFI'S OR DESIGN BULLETINS
- G. REVIEW MATERIALS AND DELIVERIES
- H. REVIEW SCHEDULE AND SEQUENCE OF WORK
- I. JOB SITE SAFETY
- J. COORDINATION WITH OTHER TRADES
- K. CLOSEOUT
- L. ACTION ITEMS AND RESPONSIBILITY

END OF SECTION

SECTION 013125– WEB-BASED PROJECT MANAGEMENT SYSTEM

1. GENERAL PROVISIONS

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- 1.2 Refer to provisions in AIA Document A232 – 2009 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- 1.3 Refer to Scope Information Sheets for all contracts bound in the Project Manual under Section 011100 - SUMMARY OF WORK. The Scope Information Sheets describe generally the work included in each contract, but the work is not necessarily limited to that described.
- 1.4 All Contractors shall use Internet/Web-based project management software to transmit documents, track, and otherwise manage this project.
- 1.5 Use of this project management software will not change any contractual responsibilities of the construction team members.

2. DEFINITIONS

- 2.1 System: A real time web-based software that shares data, translates data, organizes data, facilitates communication, archives actions, and offers scheduling prompts to identified Users.
- 2.2 Users: Authorized participants of this project furnished with a unique password and authorized to access the system to view/input/export data. Owner, Construction Manager, Architect, and the Contractors are all Users. Other Users may be added as necessary.
- 2.3 Contacts: Entities identified to automatically receive specific transmissions or entities selected to receive specific information sent by the system through to an e-mail address.
- 2.4 Signees: Those individuals identified, by the Contractors, authorized to sign change orders and payment applications via electronic signature. This electronic signature is as contractually binding as an original signature on paper.

3. USE OF SYSTEM

- 3.1 The use of the system is mandatory for the documentation of the transmittal of all non-oral information, even if the actual transmission of the information is by another means.
- 3.2 The use of the system will be mandatory by the Contractors to send, retrieve, and respond to data.

3.3 In addition to this web-based project management system, the Contractors will be required to use electronic mail (email) for day-to-day communication and correspondence. Email will be the primary means of transmitting written communication (i.e. meeting minutes, draft pay applications, etc.).

4. QUALITY ASSURANCE

4.1 A three hour training session in the use of the software for this project will be offered by the Construction Manager at a location convenient to the project site. Attendance by one member of each Contractor's organization is mandatory. Additional attendees may enroll based on availability of training space. All attendees must have a working knowledge of computers. Training can not begin until three working days after the receipt of the submittals indicated below.

4.2 Technical assistance will be provided by on-line help, email, or telephone for all Users throughout the life of the project.

5. SUBMITTALS

5.1 Submit to the Construction Manager, within 5 days following the receipt of the letter of intent to award, in an electronic template, the following:

- a. Electronic logo of organization (as needed)
- b. Names, mailing address and electronic address of its Users and Contacts.
- c. Designation the role/responsibility for each User

6. SOFTWARE AND HARDWARE REQUIREMENTS

6.1 Each User shall provide and maintain a computer with high speed internet access and an email address. The computer shall have a high speed internet browser (Internet Explorer 8.0 or higher, Firefox version 8 or higher, Google Chrome or Safari version 5.0 or higher) and a high speed cable Internet access, high speed DSL or T1 line.

6.2 License(s) to Use System - Each Contractor will be provided unlimited licenses to use the system for this project. Each license will allow secure unlimited usage from the notice to proceed until the original contract completion date.

7. SYSTEM DESCRIPTION

7.1 The web based project management system is a "secure, real-time, interactive, centralized database" specifically established and maintained for the management of this construction project. The product is designed to facilitate communication and improve the time management of its users by facilitating the sharing of information. Information will be available 24/7, from any computer meeting the specifications listed above. The information is fully protected. The

electronic platform allows information to be transmitted across the internet reducing printing and postage costs and the time associated with such activities.

- 7.2 The system contains a directory of the project participants.
- 7.3 The system includes templates, with the CM's letterhead, for each document created inside the system. The template allows the use of "pull down" menus to complete significant portions of each document.
- 7.4 The system allows the templates (and attached documents created outside the system) to be distributed to Users and Contacts.
- 7.5 The System contains "translation software" to permit the viewing (and marking) of documents created outside the system. The system can view documents created by different software programs and can deliver images of its translation to any computer meeting the criteria listed above.
- 7.6 The system can be personalized by the Construction Manager to automatically send e-mail notices upon issuance of certain documents if such a practice facilitates the User's business needs.
- 7.7 The system is the product of *Building Blok LLC* (www.buildingblok.com) and will be continuously updated.
- 7.8 The Construction Manager will administer the Building Blok User accounts for this project.

8. DOCUMENTS CREATED INSIDE THE SYSTEM

- 8.1 The following documents shall be created on templates inside the system.
 - a. Transmittals for submittals processed in the system. The transmittals are automatically created by the system when the submittal is uploaded.
 - b. Submittal Register showing all of the submittals required of the contract, assigned to each Contractor.
 - c. Submittal Log: The CM will maintain submittal log after it is initialized.
 - d. RFI (Requests for Information)
 - e. Change Orders
 - f. RFP (Requests for Proposal)
 - g. ASI (Architect's Supplemental Instructions)
 - h. Tasks & Memos as determined by the CM
 - i. Payment Applications
 - j. Closeout Tracking Log
- 8.2 The following documents may, at each Users option, be created on the system.
 - a. Morning & Afternoon Activity Reports generated by the system
 - b. E-mails: Contacts that do not have access to the system may be sent information from the

- system, by the system.
- c. Reports of information on the system
- d. Project Notices: "Broadcast" messages can be sent to other Users system entry screen.

9. DOCUMENTS CREATED OUTSIDE THE SYSTEM AND DISTRIBUTED BY THE SYSTEM

9.1 The following documents are expected to be created outside the system and distributed through the system. The actual documents may be scanned or electronically attached to the transmittal.

- a. Technical Submittals: Shop drawings, product data, testing reports, certifications, installation instructions, operation & maintenance manuals, will be submitted and distributed through the system. The Architect will return all submissions through the system electronically. The Construction Manager will distribute submittals (after Architect's action) electronically. Contractors may download and distribute submittals to their subcontractors and suppliers or elect to print paper copies for distribution, or both.
- b. Photographs: Digital photographs and scanned images can be loaded onto the system and shared.
- d. Schedule of Values/ Payment Applications: (The "pencil" review of these documents can occur inside the system).
- e. Change Orders: (The "pencil" review of these documents can occur inside the system.)
- g. Schedules: The schedule document(s) will be available for review on the system.
- h. Data created in other software may be uploaded to the system electronically.

10. DOCUMENTS CREATED OUTSIDE THE SYSTEM AND DISTRIBUTED OUTSIDE THE SYSTEM

10.1 The following documents are expected to be created outside the system and distributed outside the system. The actual documents may be scanned or electronically attached to the transmittal.

- a. Schedules: The Construction Manager will develop the Master Schedule through Microsoft Project 2010. The schedule will be distributed either through hard copies at meetings or through email.
- b. Product samples, color samples, physical samples are still required to be provided per the technical specifications, however, the transmittal documenting the distribution shall be done inside the system and submitted electronically and printed to accompany the actual submission.
- c. Meeting minutes will be created using Microsoft Word 2010 and distributed through hard copies at meetings or through email.
- d. AIA closeout documents, which require an "original" signature, will be created and distributed outside the system.

END OF SECTION

SECTION 013216 - CONSTRUCTION SCHEDULE

1. PRE-BID CONSTRUCTION SCHEDULE

1.1 Time is a critical element of this Project. By entering a bid, the Contractor agrees to adhere to the intermediate Milestone Dates and Dates of Substantial and Final Completion established herein. The Contractor also understands that all work must be performed in an orderly and closely coordinated sequence in order to achieve the specified Milestones and Completion Dates, and the Contractor hereby agrees to perform his work in conformance with the Pre-Bid Construction Schedule established herein, or with the then current and approved Project Construction Schedule as amended from time to time by the Construction Manager.

1.2 The Pre-Bid Construction Schedule includes allowances for time lost due to adverse and abnormal weather conditions, other than floods, hurricanes, tornadoes, lightning and other like acts of God. The Contractor understands and agrees that it shall not be entitled to any extensions of the Contract Time or adjustment to the Contract Sum, except as allowed in the General Conditions of the Contract for Construction. The Contractor further acknowledges that the Work may be required to be performed during the winter season, that conditions during this season may be adverse and abnormal, but that such conditions will not be the basis for an extension of the Contract Time or adjustment to the Contract Sum.

2. SCHEDULING OF THE WORK AFTER AWARD OF CONTRACT

2.1 After award of Contract, or issuance of a Notice to Proceed, the Contractor will meet with the Construction Manager to review the Pre-Bid Construction Schedule, and the overall project plan for construction. Following the above review the Contractor will meet with each subcontractor and supplier to view the detailed plans for performing his Work. Following these meetings and within fourteen (14) days after award of the Contract or issuance of a Notice to Proceed, the Contractor shall prepare and submit for the Construction Manager's approval a Work Schedule providing for the expeditious, timely and practical execution of the Work. The Contractor's Work Schedule shall include activity descriptions and durations for shop drawings, fabrication, delivery and installation. If the Construction Manager so requests, the Contractor shall provide adequate explanation regarding crew sizes, production rates and similar data used to arrive at the durations and sequences.

2.2 The Construction Manager shall review the Contractor's Work Schedule, coordinate it with the separate work by other contractors, the Owner and the Construction Manager, and after coordination, shall incorporate it into the approved Project Construction Schedule. The approved Project Construction Schedule shall be issued to the Contractor and the Contractor shall perform his Work in conformity therewith.

2.3 The Contractor shall submit proposed schedule revisions and obtain the written

approval of the Construction Manager therefore before deviating from the Project Construction Schedule.

- 2.4 The Construction Manager will incorporate approved schedule revisions into the Project Construction Schedule, and shall otherwise update and revise the Project Construction Schedule as the Construction Manager, at his sole discretion, deems necessary.

3. ADHERENCE TO THE SCHEDULE

- 3.1 The Contractor shall start each part of its Work on the date designated for start in the approved Project Construction Schedule unless advised by the Construction Manager. The Contractor shall carry the Work forward expeditiously with adequate forces, equipment and materials, and shall complete each part of his work on or before the date designated in the approved Project Construction Schedule.
- 3.2 If the Construction Manager determines that the Contractor is behind schedule, the Construction Manager shall have the right to require that the Contractor take steps, at the Contractor's expense, to accelerate its Work. Such steps shall include increases in manpower, equipment and materials and/or overtime as the Construction Manager may deem necessary. If the Contractor fails to comply with the Construction Manager's instructions relating to improved rate of progress, the Contractor may be held in default under the appropriate provisions of the General Conditions of the Contract.
- 3.3 Each Contractor shall, if directed by the Construction Manager, provide the Construction Manager a 2-week look ahead of anticipated manpower showing the number of men, classification, and anticipated work.

END OF SECTION

POLYTECH HIGH SCHOOL RENOVATIONS & ADDITIONS
CONSTRUCTION MASTER SCHEDULE

ID	Task Name	Start	Finish	Duration	Actual Start	Actual Finish	2013												2014										
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
0	POLYTECH HIGH SCHOOL RENOVATIONS & ADDITIONS	Wed 6/13/12	Fri 10/10/14	606 days?	Wed 6/13/12	NA	24%																						
2	BIDDING & AWARD ACTIVITIES	Wed 6/13/12	Wed 6/12/13	258.88 days	Wed 6/13/12	NA	71%																						
20	BID PACK B - BUILDING ADDITIONS & RENOVATIONS	Mon 11/5/12	Fri 2/8/13	70 days	Mon 11/5/12	NA																							
35	Owner Issues Purchase Order	Mon 1/14/13	Fri 2/8/13	20 days	Mon 1/14/13	NA																							
36	BID PACK C - REBID FLOORING	Fri 3/15/13	Wed 6/12/13	63.88 days	Fri 3/15/13	NA	21%																						
37	EDiS Receives Documents and Finalizes Scopes of Work	Fri 3/15/13	Mon 4/1/13	11 days	Fri 3/15/13	Mon 4/1/13	100%																						
38	1st Advertisement to Bidders	Tue 4/2/13	Tue 4/2/13	0.88 days	Tue 4/2/13	Tue 4/2/13	100%																						
39	2nd Advertisement to Bidders	Mon 4/8/13	Mon 4/8/13	0 days	NA	NA	4/8																						
40	Pre Bid Meeting & Site Visit 3:30 PM	Tue 4/9/13	Tue 4/9/13	1 day	NA	NA	0%																						
41	Bidding Period	Tue 4/9/13	Thu 4/25/13	13 days	NA	NA	0%																						
42	Open Bids (3PM)	Thu 4/25/13	Thu 4/25/13	0 days	NA	NA	4/25																						
43	Analyze Bids & Pre-Award Meetings	Fri 4/26/13	Tue 4/30/13	3 days	NA	NA	0%																						
44	EDiS Makes Recommendations for Award	Wed 5/1/13	Wed 5/1/13	0.88 days	NA	NA	0%																						
45	Owner Reviews Recommendation for Award	Tue 4/30/13	Tue 5/7/13	4 days	Tue 4/30/13	NA	0%																						
46	Board Meeting to Approve Contract	Tue 5/14/13	Tue 5/14/13	0.88 days	NA	NA	0%																						
47	EDiS Sends Letters of Intent	Tue 5/14/13	Wed 5/15/13	1 day	NA	NA	0%																						
48	Owner Issues Purchase Order	Wed 5/15/13	Wed 6/12/13	20 days	NA	NA	0%																						
50	CONSTRUCTION ACTIVITIES	Wed 8/22/12	Fri 10/10/14	557 days?	Wed 8/22/12	NA	20%																						
52	BID PACK 'A' SITEWORK	Wed 8/22/12	Tue 7/1/14	484 days	Wed 8/22/12	NA	69%																						
60	SITWORK	Thu 8/23/12	Thu 6/19/14	475 days	Thu 8/23/12	NA	68%																						
61	Phase 1	Thu 8/23/12	Thu 6/19/14	475 days	Thu 8/23/12	NA	86%																						
135	Construct Loop Road & East Parking Lot	Mon 12/17/12	Wed 3/12/14	323 days	Mon 12/17/12	NA	74%																						
140	Walnut Shade Road Improvements	Mon 6/17/13	Fri 7/26/13	30 days	NA	NA	0%																						
141	Final Improvements at Additions	Mon 3/3/14	Fri 4/25/14	40 days	NA	NA	0%																						
142	Phase 2	Mon 6/9/14	Tue 7/1/14	17 days	NA	NA	0%																						
143	Install Silt Fence at Septic Area	Mon 6/9/14	Tue 6/10/14	2 days	NA	NA	0%																						
144	Remove Existing Septic Mound	Wed 6/11/14	Tue 6/17/14	5 days	NA	NA	0%																						
145	Install Topsoil and Stabilize	Wed 6/18/14	Tue 6/24/14	5 days	NA	NA	0%																						
146	Install Reforestation Area	Wed 6/25/14	Tue 7/1/14	5 days	NA	NA	0%																						
147	BID PACK 'B' CONSTRUCTION	Wed 12/26/12	Fri 4/19/13	83 days	Wed 12/26/12	NA	64%																						
148	PROJECT STARTUP	Wed 12/26/12	Fri 4/19/13	83 days	Wed 12/26/12	NA	64%																						
150	LONG LEAD PROCUREMENT ITEMS	Fri 1/4/13	Fri 4/19/13	76 days	Fri 1/4/13	NA	52%																						
156	Fab & Deliver Steel, Joists & Deck	Mon 2/25/13	Fri 4/19/13	40 days	Mon 2/25/13	NA	0%																						
159	AREA 'B' MULTIPURPOSE ROOM ADDITION	Mon 2/4/13	Tue 9/17/13	162 days	Mon 2/4/13	NA	9%																						

Project: POLYTECH HIGH S
Date: 1 Apr 13

Critical		Project Summary		Baseline Split		Manual Task	
Critical Progress		Critical Split		Baseline Milestone		Duration-only	
Task		Critical Progress		Milestone		Manual Summary Rollup	
Task Progress		Task		Summary Progress		Manual Summary	
Milestone		Split		Inactive Task		Start-only	
Summary Progress		Task Progress		Inactive Milestone		Finish-only	
Summary		Baseline		Inactive Summary		Summary	

POLYTECH HIGH SCHOOL RENOVATIONS & ADDITIONS
CONSTRUCTION MASTER SCHEDULE

ID	Task Name	Start	Finish	Duration	Actual Start	Actual Finish	2013												2014											
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
160	Foundations & Slab-On-Grade	Mon 2/4/13	Fri 3/22/13	34.88 days	Mon 2/4/13	NA	99%																							
166	Underground Utilities	Mon 3/11/13	Wed 3/20/13	7.88 days	Mon 3/11/13	NA	99%																							
171	Building Envelope	Tue 3/26/13	Fri 6/28/13	69 days	Tue 3/26/13	NA	2%																							
194	MEP/FP Systems	Thu 3/28/13	Thu 7/25/13	86 days	NA	NA	0%																							
207	Finishes and Equipment	Mon 6/17/13	Tue 9/3/13	57 days	NA	NA	0%																							
217	Punchlist & Turnover	Wed 9/4/13	Tue 9/17/13	10 days	NA	NA	0%																							
218	AREA 'C' ENVIRONMENTAL SCIENCE RENOVATION	Mon 6/2/14	Fri 8/22/14	60 days	NA	NA													0%											
231	AREA 'D' AUDITORIUM & CLASSROOM ADDITION	Mon 2/11/13	Fri 10/10/14	435 days?	Mon 2/11/13	NA													10%											
232	Foundations & Slab-On-Grade	Mon 2/11/13	Tue 7/16/13	112 days	Mon 2/11/13	NA	76%																							
247	Underground Utilities	Wed 3/13/13	Tue 7/30/13	99.13 days	Wed 3/13/13	NA	0%																							
257	Building Envelope	Mon 4/15/13	Thu 12/12/13	174 days	NA	NA	0%																							
276	MEP/FP Systems	Fri 10/18/13	Thu 5/22/14	155 days	NA	NA	0%																							
280	Finishes and Equipment	Fri 2/21/14	Fri 8/29/14	135.13 days?	NA	NA													0%											
285	Startup and Functional Testing	Mon 9/1/14	Fri 9/26/14	20 days	NA	NA													0%											
286	Punchlist & Turnover	Mon 9/29/14	Fri 10/10/14	10 days	NA	NA													0%											
287	EXISTING INTERIOR RENOVATIONS	Mon 6/10/13	Fri 8/29/14	320 days?	NA	NA													0%											
288	Renovations to Existing Corridors - Area 'AC'	Mon 6/10/13	Fri 8/30/13	60 days	NA	NA	0%																							
289	Renovations to Existing Gymnasium - Area 'AG'	Mon 6/10/13	Fri 8/30/13	60 days	NA	NA	0%																							
294	Renovations to Existing Medical Education Rooms - Area 'AM'	Mon 6/10/13	Fri 8/30/13	60 days?	NA	NA	0%																							
298	Renovations to Existing Radio & TV Rooms - Area 'AR'	Mon 6/9/14	Fri 8/29/14	60 days	NA	NA																								
300	Renovations to Existing Weight and Locker Rooms - Area 'AW'	Mon 6/9/14	Fri 8/29/14	60 days	NA	NA																								
302	Fire Alarm Upgrades	Mon 6/17/13	Fri 3/21/14	200 days	NA	NA													0%											
303	ATC Upgrades	Mon 6/17/13	Fri 3/21/14	200 days	NA	NA													0%											

Project: POLYTECH HIGH S
Date: 1 Apr 13

Critical		Project Summary		Baseline Split		Manual Task	
Critical Progress		Critical Split		Baseline Milestone		Duration-only	
Task		Critical Progress		Milestone		Manual Summary Rollup	
Task Progress		Task		Summary Progress		Manual Summary	
Milestone		Split		Inactive Task		Start-only	
Summary Progress		Task Progress		Inactive Milestone		Finish-only	
Summary		Baseline		Inactive Summary		Summary	

SECTION 013219 - SUBMITTAL REGISTER

1. SUBMITTALS/SUBMITTAL REGISTER

- 1.1 The Contractor shall submit all items listed or specified within the sections of the Specifications included in its Work. Submittals shall include such items as: contractor's, manufacturer's or fabricator's drawings; descriptive literature including, but not limited to, catalog cuts, diagrams, operation charts or curves; test reports; samples, operations and maintenance manuals, including parts lists; certifications; warranties and other required submittals. Submittals pertinent to materials and equipment which are subject to advance approval shall be scheduled and made prior to the acquisition or the delivery thereof.
- 1.2 The Contractor shall carefully control procurement operations to assure that each individual submittal is made on or before the dates required for timely performance of its Work.
- 1.3 Within seven (7) days after award of Contract or issuance of Notice to Proceed, the Contractor shall execute and submit to the Construction Manager, seven (7) copies of the Submittal Register, on a form to be provided by the Construction Manager, on which shall be listed each item of equipment and material of each type for which fabricator's drawings and/or related descriptive data, test reports, samples, spare parts, operation and maintenance manuals, or other types of submittals required by the Specifications. The Submittal Register form shall be reproduced by the Contractor. The order of listing of items on the Register shall conform to the sequence of the items as they occur within the divisions. Drawings of component items forming a system or that are interrelated shall be scheduled to be correlated and submitted concurrently. Certifications to be submitted with the pertinent drawings shall be so scheduled. Adequate time shall be allowed for review and approval and possible resubmittal of any item subject to approval, because no delay damages or time extensions will be allowed for time lost in late submittals or resubmittals. The Construction Manager and Architect/Engineer will review the Submittal Register for approval action. The approved Register will become a part of the Contract and Contractor will be subject to requirements thereof. The Contractor shall revise and/or update the Register monthly to take into account all changes in the Contract. Each such revised edition and/or revision to the Register shall be resubmitted to the Construction Manager. This Register shall be coordinated with related submittals of other Contractors.

2. SAMPLES

- 2.1 Submit tagged or labeled samples in triplicate, unless another quantity is otherwise specified by the Construction Manager.
- 2.2 Tags or labels shall be securely affixed and contain as a minimum the following information: Project Name, Contractor's Name, Contract Title and Number, Date, Transmittal Number, Product Manufacturer's or Fabricator's Name and Product Identifier.

END OF SECTION

SECTION 013226 - CONTRACTOR DAILY REPORTS

1. CONTRACTOR DAILY REPORTS

1.1 The Contractor shall submit a Daily Report to the Construction Manager on the forms provided covering the following subjects:

1. Work in Progress, including areas where work is being performed, nature of the operations in progress, and the manpower assigned.
2. Extra Work (Time and Material) in progress.
3. Materials Received.
4. Trade labor breakdown including identification of all workers on site and the number of hours (or portions thereof) worked by each.
5. *Inspection Checklist (performed daily).*

1.2 The Contractor shall submit the Daily Report to the Construction Manager by 9:00 AM on the next workday following the workday covered in the Daily Report.

2. DAILY EXTRA WORK REPORT

2.1 The Contractor shall submit on the form provided a Daily Extra Work Report on each day he performs authorized Extra Work on a time and material basis.

2.2 A separate Daily Extra Work Report shall be submitted for each separate authorized Extra Work item done on a time and material basis.

2.3 The Contractor shall submit his Daily Extra Work Report as an attachment to his Daily Report by 9:00 AM on the next workday following the workday covered in the Daily Extra Work Report.

3. Sample Daily Report

3.1 A sample daily report follows this section for your reference.

END OF SECTION



CONTRACTOR'S DAILY REPORT

Project Name: POLYTECH HIGH SCHOOL – RENOVATIONS & ADDITIONS

Date: _____

Contractor: _____

Contract No. & Description: _____

Weather: _____

Foreman's Name (Print)

TRADE	*CLASS	MANPOWER COUNT	TOTAL MAN HOURS	TODAY'S DESCRIPTION / LOCATION OF WORK
TOTAL				

* INDICATE: F = FOREMAN; J = JOURNEYMAN; A = APPRENTICE

Work Status/Work Planned: _____

Construction Equipment: _____

Qualified Operator(s) _____

Deliveries or Materials: _____

Machinery, tools, material, and equipment to be used: _____

Inspection of work area, machinery, tools, material, or equipment _____

The use of any machinery, tool, material, or equipment which is not in compliance with any applicable requirement is prohibited. Such machine, tool, material or equipment shall either be identified as unsafe by tagging or locking The controls to render them inoperable or shall be physically removed from its place of operation.

Please See Other Side

Below is a general checklist of requirements on this project. Contractors will check off items that pertain to their contract and project tasks. Notify EDis Field Manager of any issues. This checklist is not meant to be all inclusive. Please refer to additional OSHA regulations for compliance.

House Keeping

- Material Storage Area's Orderly
- Trash Containers Available and Emptied daily
- Fire Hazards
- Lighting and ventilation
- Exits and Stair clear passage
- Walkways, corridors clear passage
- Daily debris /trash removal
- _____

Personal Protective Equipment

- Hard Hats being worn
- Safety Glasses with side shields being worn
- Secondary Eye/Face protection
- Respirators as required
- Hand protection when needed
- Ear protection when needed
- Inspected & Maintained
- _____

Fire Prevention

- Fire extinguishers inspected
- Flammable / Combustibles properly store
- Approved Fuel cans used and labeled
- Oxygen / Acetylenes stored properly
- _____

Electrical

- GFI in use
- Three prong insulated extension cords used
- Extension cords in good condition
- Lockout / Tag-out program in use
- _____

Excavations

- Miss Utility been contacted
- Properly Barricaded
- Ladders in use at depths over 4'-0"
- Ladders every 25'-0" distance
- Shored, sloped, benched as required
- Dewatering as needed
- _____

Ladders

- Good condition
- Correct pitch
- Extends 3'-0" above landing
- Open and secured / tied off
- _____

Scaffolds

- Certified Scaffold Installer
- Guardrails, toe boards, and planking secured
- Appropriate signage
- Adequate cross bracing
- Secured to building over 25'-0" in height
- _____

Cranes

- Rated Load Capacity available in cab
- Swing Radius barricaded
- Appropriate certificates / decals / hand signals
- Daily safety inspection log completed
- _____

Fall Protection

- Fall protection plan on file
- Full harness / shock absorbing lanyard used
- Anchoring points secured
- Perimeter barricades
- Open sided floor protection
- 6'-0" Tie-off utilized
- _____

Paperwork

- MSDS Information
- Contractors Safety Program
- Hazardous Communications Training
- Hazardous Communications Program
- Contractor Qualified Representation
- _____

Other

- _____
- _____

Foreman / Competent Person:

Print Name _____

SECTION 013300 – SUBMITTAL PROCEDURES

1. GENERAL PROVISIONS

1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

2. ITEMS TO BE SUBMITTED AT START OF WORK

2.1 Performance/Labor and Material Payment Bond(s): One (1) copy of each bond simultaneously with the signed Agreement. See General Conditions Article 11.4 and Supplementary Conditions.

2.2 Policies or Certificates of Insurance: Two (2) copies simultaneously with the signed Agreement. See General Conditions Article 11 and Supplementary Conditions.

2.3 Contractor's License: Submit a copy of all business licenses required by local and state agencies.

2.4 Contractor's Schedule of Values: Submit for approval within 21 days after the Agreement is signed through the Building Blok Management Program. See General Conditions Article 9.2 and provisions in this Section.

2.5 Contractor's Progress Schedule: Two (2) copies for review and reference within 21 days after the Agreement is signed. See General Conditions Article 3.10 and provisions in this Section.

2.6 Submittal Schedule: In Excel electronic format within 21 days after the Agreement is signed. See provisions in this Section.

2.7 Products List: Two (2) copies for approval within 30 days after the Agreement is signed. See provisions in Section 016200 - MATERIAL AND EQUIPMENT.

3. NON-RESIDENT CONTRACTOR & SUBCONTRACTORS BONDS

3.1 Refer to requirements in Section 002113 - INSTRUCTIONS TO BIDDERS for filing of Surety Bonds with the Division of Revenue.

3.2 If such bonds are required on this project, it will be the responsibility of the Contractor to produce evidence to the Construction Manager that they have been filed, or if not required, to supply a notarized statement that they are not required. This must be done within seven (7) days after award of Contract and in any event before construction starts.

4. RELATED REQUIREMENTS

4.1 See Section 017700 - CONTRACT CLOSE OUT: for submittal requirements for Contract Close out.

5. SUBMITTALS

5.1 All submittals shall be directed to the Construction Manager in the manner directed by the Construction Manager, and paragraph 9 of this section. Contractor shall use the Contractor Submittal Form appended to this section.

5.2 Prepare a Submittal's Schedule for Shop Drawings, Product Data and Samples. Show:

1. The dates for Contractor's submittals.
2. The dates submittals will be required for Owner-furnished products.
3. The date approved submittals will be required from the Architect.

5.3 Should the Architect or Construction Manager elect to omit any items from the list of items to be reviewed, it shall not relieve the Contractor from compliance with the Contract Documents with regard to that item. In such instance, the Contractor may still elect to have submittals prepared for his own use without review by the Architect or Construction Manager.

6. SHOP DRAWINGS

6.1 Conform to provisions in General Conditions applying to Shop Drawings.

6.2 Present in a clear and thorough manner.

1. Identify details by reference to sheet and details, schedule or room numbers shown on Contract Drawings.
2. Maximum sheet size: 30" x 42".

7. PRODUCT DATA

7.1 Conform to provisions in General Conditions applying to Product Data.

7.2 Preparation:

1. Clearly mark each copy to specifically identify products or models pertinent to project.

2. Show performance characteristics and capacities.
3. Show dimensions and clearances required.
4. Show wiring or piping diagrams and controls.

7.3 Manufacturer's standard schematic drawings and diagrams:

1. Modify drawings and diagrams to delete information which is not applicable to the Work.
2. Supplement standard information to provide information specifically applicable to the Work.

8. SAMPLES

8.1 Conform to provisions in General Conditions applying to Samples.

8.2 Provide samples of sufficient size and quantity to clearly illustrate:

1. Functional characteristics of the project, with integrally related parts and attachment devices.
2. Full range of color, texture and pattern.

8.3 Field samples and mock-ups; See requirements, if any, in other specification Sections.

9. SUBMITTAL REQUIREMENTS

9.1 Make submittals promptly through the Building Blok Management System in accordance with published schedule, and in such sequence as to cause no delay in the Work or in the Work of any other contractor.

9.2 Number of submittals required.

1. Shop drawings: Submit through the Building Blok Management System in PDF format. Provide one (1) paper copy for approval and ultimate use by the Construction Manager for field verification, shop drawings for temporary steel, structural steel, miscellaneous metals, mechanical, electrical, plumbing, fire alarm, and fire sprinkler. Submittals will be marked up with corrections and comments, stamped and returned through the Building Blok Management System. Any additional copies required by the Contractor shall be made by him.
2. Product Data: Submit through the Building Blok Management System in PDF format. Submittals will be marked up with corrections and comments, stamped

and returned through the Building Blok Management System. Any additional copies required by the Contractor shall be made by him from the stamped copy.

3. Samples: Submit four (4) each. Submit all transmittal data and pictures of samples through the Building Blok Management System for tracking purposes. When approved the samples will be returned to the Construction Manager to be retained at the site for reference use.

9.3 Submittals shall contain:

1. The date of submission and the dates of any previous submissions.
2. The Project title and number.
3. Contract identification.
4. The names of the Contractor, Supplier and Manufacturer.
5. Identification of the product, with the specification section number.
6. Field dimensions, clearly identified as such.
7. Relation to adjacent or critical features of the Work or materials.
8. Applicable standards, such as ASTM or Federal Specification numbers.
9. Identification of deviations from Contract Documents.
10. Identification of revisions on resubmittals.
11. An 8 inch x 3 inch blank space for Contractor and Architect's stamps.
12. Contractor's stamp, initialed or signed, certifying review of submittal, verification of products, field measurements and field construction criteria, and coordination of the information within the submittal with requirements of the Work and of Contract Documents. Submittals which have not been stamped with this stamp or its approved equivalent will be returned without being reviewed.

9.4 Shop Drawing coordination and interface with work of other Contracts and adjacent work is the responsibility of each individual Contractor.

10. RESUBMISSION REQUIREMENTS

10.1 Make any corrections or changes in the submittals required by the Architect and

resubmit until approved.

10.2 Shop drawings and Product Data:

1. Revise initial drawings or data, and resubmit as specified for the initial submittal.
2. Indicate any changes which have been made other than those requested by the Architect.

10.3 Samples: Submit new samples as required for initial submittal.

11. FINAL DISTRIBUTION OF APPROVED SUBMITTALS

11.1 The Construction Manager will distribute copies of Shop Drawings and Product Data which carry the Architect's stamp through Building Blok to:

1. Contractor that made submittal.
2. Jobsite File.
3. Record Document File.
4. Other Contractors, as required for coordination.

11.2 The Construction Manager will distribute samples as required.

11.3 The Contractor will distribute copies of Shop Drawings and Product Data which carry the Architect's stamp to:

1. Subcontractors.
2. Suppliers.
3. Fabricators.

12. SCHEDULE OF VALUES

12.1 Use AIA Document G703, Continuation Sheet to G702. As formatted on the Building Blok Management System.

13. PROGRESS SCHEDULE

13.1 Prepare schedules in the form of a horizontal bar chart.

1. Provide separate horizontal bar chart for each trade or operation.
 2. Horizontal time scale: Identify the first work day of each week.
 3. Scale and spacing: To allow space for notations and future revisions.
 4. Minimum sheet size 11 inches by 17 inches.
- 13.2 Format of listings: The chronological order of the start of each item of work.
- 13.3 Show the complete sequence of construction by activity.
- 13.4 Show the dates for the beginning, and completion of, each major element of construction such as:
1. Site clearing.
 2. Site utilities.
 3. Foundation work.
 4. Structural framing.
 5. Subcontractor work.
 6. Equipment installation.
- 13.5 Show projected percentage of completion for each item as of the first day of each month.
- 13.6 Update Progress Schedule monthly and submit with Application for Payment and Schedule of values.
- 13.7 Indicate progress of each activity to date of submission.
- 13.8 Show changes occurring since previous submission of schedule:
1. Major changes in scope.
 2. Activities modified since previous submission.
 3. Revised projections of progress and completion.
 4. Other identifiable changes.

- 13.9 Provide a narrative report as needed to define:
1. Problem areas, anticipated delays and the impact of the schedule.
 2. Corrective action recommended, and its effect.
 3. The effect of changes on schedules of other prime contractors.
- 13.10 After review, distribute copies of the schedule to:
1. Jobsite File.
 2. Subcontractors.
 3. Architect.
 4. Owner.
- 13.11 Instruct recipients to report promptly to the Contractor, in writing, any problems anticipated by the projections shown in the schedules.

END OF SECTION

SECTION 013523 - SAFETY PROGRAM

1. GENERAL

- 1.1 The Contractor shall be responsible for initiating, maintaining and supervising all safety activities and programs in connection with the Work.
- 1.2 Contractor shall be responsible for the safety of its personnel.
- 1.3 Hard hats and safety glasses must be worn by all personnel on the jobsite, except in contractor's administrative office/trailer. All equipment must comply with OSHA standards. All job site personnel shall wear long pants, shirts (no tank tops) and work boots.

2. SAFETY PROGRAM

- 2.1 Prior to commencing the Work, the Contractor shall submit to the Construction Manager (1) electronic copy and (1) bound copy of its safety program and one (1) copy of MSDS information in a 2" ringed notebook. One paper copy of the safety program and MSDS will be retained by the Construction Manager in the field office.
- 2.2 The safety program shall outline those hazards peculiar to the Contractor's Work, and the steps to be taken to eliminate or reduce the risk of injury or loss due to those hazards. **The program shall be site specific.** Contractor shall implement and enforce its safety program, which is in accordance with all OSHA, Federal, State and local laws.
- 2.3 Contractor shall designate a qualified Safety Supervisor to implement their safety program. Unless otherwise approved by the Construction Manager, the Safety Supervisor shall be the Contractor's Field Superintendent/Foremen.
- 2.4 Contractor shall furnish the names and qualifications of the competent persons and qualified persons who may be required for their scope of work by the Contractor's safety procedures, and by federal, state and/or local regulations. Examples include competent persons and/or qualified persons for steel erection, excavation, scaffold erection, confined space entry, crane and rigging operations, annual crane inspections, fall protection including horizontal lifeline systems, etc. See the attached Competent/Qualified Person Designation Log.
- 2.5 Contractor shall provide written certification showing that all employees have been trained on the Contractor's Safety Program. The written certification record shall contain the name or other identity of the employee trained, the date(s) of the training and the signature of the person who conducted the training or the signature of the employer. If the employer relies on training conducted by another employer or completed prior to the effective date of this section, the certification record shall

include the date the employer determined the prior training was adequate rather than the date of actual training. The employer shall instruct each employee in the recognition and avoidance of unsafe conditions and the regulations applicable to his work environment to control or eliminate any hazards or other exposure to illness or injury. Please forward certification (document) of training for each employee on an EDiS project. The latest training certificate shall be maintained.

- 2.6 Contractor shall provide certification of training on the following programs, as they pertain to your contract and project tasks: Scaffold, Fall Protection, Crane Operator, Signal Person, Crane Maintenance, Steel Erection Fall Protection, Respiratory Protection, Powder-Actuated Tools, and Motor Vehicles. Certification of training must include: Employee's name, date of training, person conducting the training, topics covered, and a statement that the student has successfully completed the course. This list is not meant to be all inclusive; please refer to OSHA regulations for applicable safety requirements.
- 2.7 Contractor Daily Reports with Safety Inspection Checklist will be submitted daily to Field Manager, verifying inspection of work area, machinery, equipment and tools.
- 2.8 Prior to starting work on-site, the Contractor shall arrange with the on-site Field Manager to have their employees complete the EDiS Company Zero Accidents Safety Orientation program.
- 2.9 Contractor shall hold weekly safety toolbox talks with all of its employees every Monday at 12:30 PM. The Contractor shall designate a responsible, capable person to conduct these meetings. Contractor's safety supervisor or superintendent must submit to the Construction Manager weekly toolbox talks attendance sheets and the topics discussed.

3. SUBSTANCE ABUSE POLICY STATEMENT

The Construction Manager is committed to providing a safe work site environment for its employees and Contractors' employees. The Construction Manager does not condone or permit employees and Contractors' employees to use or be under the influence of drugs or alcohol while they are on any of the Construction Manager's work sites. The Policy is as follows:

- 3.1 It is a violation of the Construction Manager's policy for employees and Contractors' employees to use, possess, sell, trade, or otherwise engage in the use of illegal drugs and alcohol.
- 3.2 It is a violation for employees and Contractors' employees to report to work while influenced by illegal drugs or alcohol.
- 3.3. It is a violation for employees and Contractors' employees to use prescription drugs

illegally (i.e. to use prescription drugs that have not been legally obtained) and to use prescription drugs in a manner other than the prescribed intentions.

- 3.4 Employees and Contractors' employees who are taking medication, which is prescribed by their physician, are expected to discuss potential side effects with their prescribing physician, as it relates to the work requirements.

Violations of this policy will require disciplinary action. If any employees or Contractors' employees are observed or suspected of being influenced by drugs or alcohol, they will be instructed to stop work and may be required to leave the work site.

4. EXECUTION

- 4.1 Contractor shall comply with all applicable federal, state and local laws, regulations and orders relating to occupational safety and health, and related procedures, and shall, to the extent permitted by law, indemnify and hold Construction Manager, Owner and Architect, and their respective directors, officers, or agents and employees, harmless from any and all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims or judgments resulting from a claim filed by anyone in connection with the aforementioned acts, or any rule, regulation or order promulgated thereunder, arising out of the Contractor's Work, this Agreement or any subcontract executed in prosecution of the Work. Contractor further agrees in the event of a claim of violation of any such laws, regulations, orders or procedures arising out of or in any way connected with the performance of this agreement, Construction Manager may immediately take whatever action is deemed necessary by Owner and/or Construction Manager to remedy the claim or violation. Any and all costs or expenses paid or incurred by Owner and/or Construction Manager in taking such action shall be borne by Contractor, and may be deducted from any payments due Contractor.

- 4.2 The Contractor agrees to (1) take all necessary steps to promote safety and health on the job site; (2) cooperate with Owner and/or Construction Manager and other Contractors in preventing and eliminating safety and health hazards; (3) train, instruct and provide adequate supervision to ensure that its employees are aware of, and comply with, applicable Federal and State safety and health laws, standards, regulations and rules, safe healthful work practices and all applicable safety rules, regulations and work practices and procedures (4) not create any hazards or expose any of its employees, employees of the Owner and/or Construction Manager or employees of Contractors to any hazards; and (5) where the Contractor is aware of the existence of a hazard not within its control, notify the Construction Manager of the hazard as well as warn exposed persons to avoid the hazard.

- 4.3 The Contractor's Superintendent or Safety Supervisor shall immediately, verbally report, and promptly thereafter confirm in writing to the Construction Manager any

unsafe conditions or practices that are observed, or violations of job safety which are not within the Contractor's control.

- 4.4 Contractors shall immediately, verbally report, and promptly thereafter confirm in writing, to the Construction Manager any unsafe practices or conditions that are observed which are not under the Contractor's control.
- 4.5 The Contractor's Superintendent or Safety Supervisor shall insure that adequate first aid supplies are available, and that personnel are qualified to administer first aid/CPR, as required by State and/or Federal regulations.
- 4.6 Contractor shall promptly notify Construction Manager of any personal injury requiring medical treatment of any of the Contractor's employees at the Project site; or of significant damage to property arising in connection with Contractor's performance, as promptly as possible after the occurrence of such injury or damage. Within twenty-four hours of such occurrence, Contractor shall furnish to Construction Manager a complete written report of such injury or damage.
- 4.7 Contractor certifies that the forgoing terms shall be made applicable to all Contractors' suppliers, materialmen or anyone furnishing labor and/or materials to the site.
- 4.8 The Contractor shall continue to educate his job Safety Supervisor or Superintendent of their responsibilities, which shall include:
 1. Instructing workers and subcontractors under its supervision in safe work practices and work methods at the time they are given work assignments.
 2. Ensuring that its workers and subcontractors have and use the proper protective equipment and suitable tools for the job.
 3. Continuously checking to see that no unsafe practices or conditions are allowed to exist on any part of his job.
 4. Acquainting its workers and subcontractors with all applicable safety requirements and seeing that they are enforced.
 5. Setting a good example for his workers.
 6. Making a complete investigation of accidents to determine facts necessary to take corrective action.
 7. Promptly completing a "Supervisor's Investigation Form" with his Supervisor's assistance and distributing as required. This form will be provided by the Construction Manager.

8. Holding weekly “tool box” safety meetings with his men to:
 - a. Discuss observed unsafe work practices or conditions including a review of current Construction Manager safety report.
 - b. Review the accident experience of his crew and discuss correction of accident causes.
 - c. Encourage safety suggestions from his men.
9. Seeing that prompt medical treatment is administered to an injured employee.
10. Correcting or reporting immediately to job superintendent any observed unsafe conditions, practices or violations of job security.
11. Making all reports required by these Contract Documents to the Construction Manager in a full and timely fashion.

5. SAFETY MEETINGS

- 5.1 The Contractor’s Project Manager or Superintendent shall attend weekly or biweekly supervisory job meetings. The first topic of these meetings will be job site safety. The weekly safety reports will be reviewed and violations must be corrected immediately. Contractors will be encouraged to participate in the on-going jobsite safety.

6. TOOL BOX SAFETY MEETINGS

- 6.1 The Contractor shall schedule weekly “tool box” safety sessions to be held by his job safety supervisor or superintendent for all of his employees.
- 6.2 A member of the Contractor’s management staff shall periodically attend “tool box” safety sessions to evaluate their effectiveness and offer any appropriate suggestions for improvement.

7. REPORTS

- 7.1 Contractors shall report all accidents or injuries on a timely basis in accordance with all applicable regulations.
- 7.2 Contractors shall promptly complete an accident investigation report of all accidents.
- 7.3 A record of all “tool box” safety sessions shall be made and submitted to the Construction Manager on forms to be provided.

8. SAFETY REPRESENTATIVE

- 8.1 The Construction Manager may employ the services of a Safety Representative on the project.
- 8.2 The Safety Representative *will* visit the job site on a weekly basis to determine if the work is being performed in a safe manner and in accordance with OSHA, State and Local safety regulations. Safety representative is not responsible for observing and documenting all possible safety violations. The Contractor's Safety Representative or Superintendent shall attend job site safety inspections with the Safety Representative on a weekly basis.
- 8.3 The Safety Representative will file a written report with the Construction Manager at the end of each inspection listing the safety violations observed during the inspection.
- 8.4 The Construction Manager will distribute the Safety Representative's report to all Contractors. All safety violations must be corrected immediately.

9. RIGHT TO STOP THE WORK DUE TO SAFETY VIOLATIONS

- 9.1 The Construction Manager, in its sole discretion, may order the Contractor to stop the work due to safety violations under the following circumstances:
 1. If the Construction Manager observes the Contractor is violating safety regulations and the Contractor takes no immediate action to correct the violation.
 2. If the Contractor has been notified by the Construction Manager in writing that he is in violation of safety regulations and fails to take action to correct the violation within 24 hours of the notice.
- 9.2 If the Construction Manager directs the Contractor to stop the work due to safety violation, it will be done in accordance with the General Conditions of the Contract. Contractor shall not be permitted an adjustment of the Contract Time or Sum for the days lost to any suspension of work.
- 9.3 If the Construction Manager or Safety Representative observes Contractor's employee violating this safety program or OSHA Standards in an habitual manner, or creating a serious life safety violation, the Construction Manager or Safety Representative may instruct the Contractor's superintendent or foreman to remove the violator from the work site for failure to comply with the safety program and the contract.

10. EMERGENCY PROCEDURES

- 10.1 The Construction Manager shall establish a central meeting location for the assembly of all Contractors' employees in the event of a major job site emergency.
- 10.2 Contractor shall assemble all of their personnel and account for all employees.

Contractor must immediately report to the Project Superintendent with the status of their employees.

11. FALL PROTECTION PROCEDURES

11.1 Contractor is responsible, in accordance with federal, state, local laws and regulations including OSHA, to provide and enforce their own site specific fall protection program and equipment. The following fall protection procedures shall be enforced by all Contractors as a minimum standard.

All workers on walking/working surfaces with unprotected sides or edges six feet (6') or higher above the next lower level must be protected from falls by the use of guardrail systems, net systems, fall arrest systems or control access zone programs. It is intended that when fall protection is required, it is required 100% of the time. All contractors are reminded that relevant industry regulations require that contractors comply with the following standards.

1. Workers constructing or working near leading edges must be protected.
2. Workers on the face of formwork or reinforcing steel must be protected at a height of 6 feet (6') or greater.
3. Scaffolds shall be guarded at 6 feet (6') above next lower level.
4. Brick layers performing overhand bricklaying and related work six feet (6') or higher above lower levels must be protected from falls.
5. Roofers must comply with OSHA standards for roof work.
6. The Contractor's controlled access zone plan shall be included in their site-specific safety program and shall be submitted prior to the start of work. Contractors are responsible for assuring programs are OSHA compliant.
7. Guidelines for Residential Construction or any interpretations will not be accepted in lieu of 1926 Standards.
8. Contractors must provide certification per OSHA CFR29 § 1926.503(b) of employee training and retraining on fall protection upon request.

11.2 Contractor shall provide its own fall protection. Fall protection may be provided by guardrail systems, net systems, or personal fall arrest systems. All fall protection systems must comply with OSHA standards.

11.3 Stepladders, exposed to shafts or edges of the building, greater than six feet (6') above the next lower level, must be tied off or otherwise secured. Employee must wear fall

protection, i.e. harness/lanyard.

- 11.4 The Safety Cable System shall not be altered or removed without a written request submitted to the Project Manager with a copy to the Field Manager. It shall be the responsibility of each and every Contractor that is removing or altering the Safety Cable System to maintain the fall protection safety provided by the safety cable and not leave the area unprotected. Each and every Contractor shall be responsible to re-install the Safety Cable System immediately after work is completed. Each and every Contractor shall be responsible to re-install the Safety Cable System in accordance to OSHA standards.
- 11.5 Fall protection will be enforced for Structural Steel Erectors.
1. As for a Contractor engaged in structural steel erection, the Contractor is specifically advised that structural steel erectors shall comply with all protection requirements for all work at a height of six feet (6') or greater above the next lower level, 100 percent of the time, by any of the following means.
 - a. Standard guardrail system.
 - b. Personal Fall Arrest System (PFAS) – full body harness with shock absorbing lanyard. Maximum free fall distance permitted, with lanyard and lanyard attachment shall not exceed six feet (6'). Anchor point must be capable of supporting five thousand pounds. Perimeter guard cables or alignment cables may not be used for anchor points.
 - c. Access to work area shall be provided by ladders. There shall be sufficient number of ladders available to reduce the amount of “beam walking.” When it is absolutely necessary to traverse a beam, 100% fall protection must be utilized.
 - d. Steel erection Contractors must, at all times, be able to certify in writing that each of his employees has been properly trained in both OSHA fall protection standards and the Contractor’s site specific project fall protection procedures.
 - e. Prior to the erection of the steel, the Contractor shall meet with the Project Manager and Safety Representatives to review and document site specific procedures.

END OF SECTION

CONTRACTOR

COMPETENT / QUALIFIED PERSON DESIGNATION LOG

Project: POLYTECH HIGH SCHOOL RENOVATIONS & ADDITIONS

Field Manager:

Contract: Contractor:	Applicable to Subcontractor (yes / no)	Foreman	Competent Person (if not foreman)
Subpart C-General Provisions			
1926.20 General Safety			
Subpart D - Health and Environmental Controls			
1926.53 Ionizing Radiation			
1926.55 Gases, Vapors, Fumes, Dusts, Mists			
1926.57 Ventilation			
1926.59 Hazard Communication			
1926.62 Lead			
Subpart E - Personal Protective Equipment			
1926.101 Hearing			
1926.103 Respirator Protection			
Subpart H - Materials Handling, Storage			
1926.251 Rigging Equipment for Material Handling			
Subpart J - Welding and Cutting			
1926.354 Welding, Cutting and Heating			
Subpart K - Electrical			
1926.404 Wiring Design and Protection			
Subpart L - Scaffolding			
1926.451 Scaffolding			
Subpart M - Fall Protection			
1926.502 Fall Protection Criteria and Practices			
1926.503 Training			
Subpart N - Cranes, Derrick -Redesignated 1926.1501			
Subpart O - Motor Vehicles and Equipment			
1926.601 Motor Vehicles			
Subpart P - Excavations			
1926.651 Specific Excavation Requirements			
1926.652 Requirements to Protective Systems			
Subpart S - Tunnels, Shafts, Caissons			
1926.800 Tunnels, Shafts, Caissons			
1926.803 Compressed Air			
Subpart T - Demolition			
1926.850 Preparatory Operations			
1926.852 Chutes			
1926.859 Mechanical Demolition			
Subpart V - Power Transmission and Distribution			
1926.955 Overhead Lines			
Subpart X - Stairways and Ladders			
1926.1053 Ladders			
1926.1060 Training Requirements			
Subpart Z - Toxic and Hazardous Substances			
1926.1101 Asbestos			
1926.1101 thru 1926.1148 Toxic and Hazardous Substances			

I certify that the listed employees are competent persons, as defined and required by specific OSHA standards. They are capable of identifying existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous or dangerous to employees, and who has authorization to take prompt corrective measures to eliminate them.

 Name (print)

 Contractor Signature

 Date

Certification of Training Documents to be Submitted with Safety Policy/Program

Provide a certification of training for employees on your safety program.

In addition, Contractor shall provide certification of training on the following programs, as they pertain to your contract and project tasks. Certification of training must include: Employee's name, date of training, person conducting the training, topics covered, and a statement that the student has successfully completed the course. This list is not meant to be all inclusive: please refer to OSHA regulations for applicable safety requirements.

- a. Scaffold: 1926.454
- b. Fall Protection 1926.503
- c. Crane Operator: 1926.1427
- d. Signal person (this is for any persons connecting material or equipment for lifting):
1926.1428
- e. Crane maintenance: 1926.1429
- f. Steel erection fall protection: 1926.761
- g. Respiratory protection (medical clearance and training records complying with 1910.134
- h. Powder-actuated tools: 1926.302
- i. Motor Vehicles (are those vehicles that operate within an off-highway jobsite, not open to public traffic): 1926.21

SECTION 014500 - QUALITY CONTROL

1. DESCRIPTION

1.1 Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work with requirements specified. Specific quality control requirements are specified in individual specification sections.

2. RESPONSIBILITIES

2.1 Contractor Responsibilities: Except where indicated as being the Owner's responsibility, quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the Contractor. The Contractor shall employ and pay an independent agency, testing laboratory or other qualified firm to perform quality control services specified.

1. The Owner will engage and pay for services of an independent agency to perform the inspections and tests that are specified as Owner's responsibilities.

2.2 Retest Responsibility: Where results of inspections or test do not indicate compliance with Contract Documents, retests are the Contractor's responsibility.

2.3 Responsibility for Associated Services: The Contractor shall cooperate with independent agencies performing inspections or test. Provide auxiliary services as are reasonable. Auxiliary services include:

1. Provide access to the Work.
2. Assist taking samples.
3. Deliver samples to test laboratory.

2.4 Coordination: The Contractor and independent test agency shall coordinate the sequence of their activities and shall avoid removing and replacing work to accommodate inspections and test. The Contractor is responsible for scheduling time for inspections and tests.

2.5 Qualifications for Service Agencies: Contractor shall engage only inspection and test service agencies which are pre-qualified as complying with "Recommended Requirements for Independent Laboratory Qualification" by the American Council of Independent Laboratories.

2.6 Submittals: Contractor shall submit a certified written report of each test, Inspection

or similar service, in duplicate to the Construction Manager. Contractor shall submit additional copies of each report to any governing authority, when the authority so directs.

2.7 Report Data: Written inspection or test reports shall include:

1. Name of testing agency or test laboratory.
2. Dates and locations of samples, tests or inspections.
3. Names of individual present.
4. Complete inspection of test data.
5. Test results.
6. Interpretations.
7. Recommendations.

2.8 Repair and Protection: Upon completion of inspection or testing, Contractor shall repair damaged work and restore substrates and finishes. Contractor shall comply with requirements for "Cutting and Patching."

END OF SECTION

SECTION 015113 - TEMPORARY ELECTRICITY

1. GENERAL

1.1 RELATED WORK SPECIFIED ELSEWHERE

1. Electrical Basic Materials and Methods, Division 26.

1.2 DESCRIPTION OF SYSTEM

1. Power Source

1. Suppliers: Delaware Electric Cooperative
2. The Electrical Contractor shall provide 277/480 volt, three phase, 60 cycle power service to the site.
3. The Electrical Contractor will make all arrangements for bringing the power supply to the site and for installation of appropriate temporary transformers to provide for the power supply in 1.2.1.2, above.
4. The source will be adequate to service temporary electrical needs of the proposed construction.

2. Electrical Service

1. Each contractor will be responsible to pay for all costs associated with providing electrical service from the power source to their respective site office, temporary storage facilities or temporary construction buildings as appropriate.
2. After issuance of the Notice to Proceed for the electrical contract, the Electrical Contractor shall become responsible for maintaining all electrical power supply and service facilities installed by the Construction Manager. The Electrical Contractor shall also, from that date forward, be responsible for providing and maintaining temporary electrical service to the site as provided in 1.2.2.3, below.
3. The Construction Manager or Electrical Contractor, as provided in 1.2.2.2 above, shall install temporary electric service for items below, throughout the construction period, such that power can be secured at any desired point with no more than a 60 foot extension:

1. Power Centers for miscellaneous tools and equipment used in the construction work shall be provided with a minimum of four 20-amp,

120 volt grounding type outlets. Each outlet shall be provided with ground fault detecting circuit breaker protection.

2. Adequate lighting for safe working conditions shall be provided and maintained on a 24 hour per day basis throughout the building, tunnels, and stairways per OSHA requirements. Each lamp must be rated at least 100 watts. Voltage of each socket must be at least 110 volts.
 3. Power for testing and checking equipment must be supplied.
3. Capacity
 1. All electrical power supply and service lines installed shall be of adequate capacity for construction use by all trades during the construction period at the locations necessary.
 2. The Electrical Contractor shall notify the Power Company if unusually heavy loads, such as welding units, are anticipated.
 4. Power Costs
 1. The Construction Manager will pay all costs of temporary electrical power used during construction.
 2. The Owner will pay all costs of power used in the permanent wiring.

1.3 REQUIREMENTS AND REGULATORY AGENCIES

1. The Electrical Contractor will obtain permits as required by local governmental authorities.
2. The temporary electrical service shall comply with National Electrical Code, 1990 Edition and applicable local codes and utility regulations.

1.4 USE OF PERMANENT SYSTEM

1. The Electrical Contractor shall regulate any part of the permanent electrical system which is used for construction purposes to prevent interference with safety and orderly progress of the Work.
2. Contractors shall leave permanent electrical services in a condition as good as new and clean.

2. PRODUCTS

2.1 MATERIALS

1. General

1. The materials may be new or used, but must be adequate in capacity for the purposes intended and must not create unsafe conditions or violate the requirements of applicable codes.

2. Conductors

1. Use wire, cable, or busses of appropriate type, sized in accordance with the National Electrical Code for the applied loads.
2. Use only UL labeled wire and devices.

2.2 EQUIPMENT

1. Provide appropriate enclosure for the environment in which used in compliance with NEMA standards.

3. EXECUTION

3.1 GENERAL

1. Install all work with a neat and orderly appearance.
2. Make structurally sound throughout.
3. Maintain to give continuous service and to provide safe working conditions.
4. Modify temporary power and light installation as job progress requires.

3.2 INSTALLATION

1. Locate so that interference with storage areas, traffic areas and work under other Contracts is avoided.

3.3 REMOVAL

1. Remove all temporary equipment and materials completely upon completion of construction.
2. Repair all damage caused by the installation and restore to satisfactory condition.

END OF SECTION

SECTION 015123 - TEMPORARY HEATING, COOLING AND VENTILATING

1. GENERAL

1.1 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

1. Temporary Electric: Section 015113
2. Temporary Facilities: Section 015200
3. Heating Requirements for Cold Weather Installation and Protection of Materials: Respective specification section for each item of work.

1.2 DEFINITIONS

1. Temporary Enclosures: Sufficient preliminary enclosures of an area of structure, or of an entire building, to prevent entrance or infiltration of rain water, wind or other elements and which will prevent undue heat loss from within enclosed area.
2. Permanent Enclosure: Stage of construction at which all moisture and weather protection elements of construction have been installed in accordance with Contract Documents, either for a portion of structure, or for an entire building.

1.3 DESCRIPTION OF SYSTEM

1. Prior to the building or portion of building being permanently enclosed, each contractor shall provide temporary heat and ventilation and weather protection necessary for his work, as described below. After permanent enclosure, the Construction Manager will provide temporary heat and ventilation in enclosed areas required to:
 1. Facilitate progress of Work.
 2. Protect Work and products against dampness and cold.
 3. Prevent moisture condensation on surfaces.
 4. Provide suitable ambient temperatures and humidity levels for installation and curing of materials.
 5. Provide adequate ventilation to meet health regulations for safe working environment.

2. Temperatures Required

1. Generally, 24 hours a day: Minimum of 40 degrees F.
 2. 24 hours a day during placing, setting and curing of cementitious materials:
As required by specification section for each product.
 3. 24 hours a day, seven days prior to, and during, placing of interior finishes:
woodwork, resilient floors, painting and finishing: As required by
specification section for each product.
 4. 24 hours a day after application of finishes, and until Substantial Completion:
Minimum of 50 degrees F.
3. Ventilation Required:
1. Contractors shall prevent hazardous accumulations of dusts, fumes, mists,
vapors or gases in areas occupied during construction.
 1. Provide local exhaust ventilation to prevent harmful dispersal of
hazardous substances into atmosphere of occupied areas.
 2. Dispose of exhaust materials in manner that will not result in harmful
dispersal of hazardous substances into atmosphere of occupied areas.
 3. Continuously ventilate storage spaces containing hazardous or volatile
materials.
 2. Contractors shall provide adequate ventilation for:
 1. Curing installed materials.
 2. Dispersal of humidity.
 3. Temporary sanitary facilities.
 3. Duration of Operations:
 1. For Personnel:
 1. At all times personnel occupy an area subject to hazardous
accumulations of harmful elements.
 2. Continue operation of ventilation and exhaust system for time after
cessation of work process to assure removal of harmful elements.

2. For curing installed materials: As required by specification section for respective materials.
3. For humidity dispersal: Continuously ventilate to provide suitable ambient conditions for work.
4. The Construction Manager shall maintain strict supervision of operation of temporary heating and ventilating equipment in order to:
 1. Enforce conformance with applicable codes and standards.
 2. Enforce safe practices.
 3. Prevent abuse of services.

1.4 COSTS OF INSTALLATION AND OPERATION

1. Each Contractor shall be responsible for all installation and operating costs for any heat and ventilation as required in this section until the permanent HVAC system is in operation.
2. After the permanent HVAC system is operational, the Owner will pay the costs of fuel for temporary heat and ventilation. The Mechanical Contractor will pay the costs for maintaining the system until final acceptance by the Owner.
3. Each Contractor shall be responsible for all installation and operating costs for any heat required to supplement that which is to be supplied by the Construction Manager in 1.3, above.

1.5 REQUIREMENTS OF REGULATORY AGENCIES

1. The Construction Manager will obtain and pay for permits as required by governing authorities for those activities required by this Section.
2. Contractor shall comply with Federal, State and local codes, and utility company regulations.

2. PRODUCTS

2.1 MATERIALS

1. General

1. Materials may be new or used, but must be adequate for purposes intended and must not create unsafe conditions nor violate requirements of applicable

codes.

2.2 EQUIPMENT

1. Standard products, meeting code requirements.
2. Provide required facilities, including piping, wiring and controls.
3. Portable Heater: Standard Units, meeting code requirements.
 1. Safety Controls against explosion, overheating, and carbon monoxide build up.
 2. Vent direct-fired units to outside.
 3. Provide adequate combustion air.
4. Oil-Fired heaters will not be allowed.

3. EXECUTION

3.1 GENERAL

1. Comply with applicable sections of Division 15 - Mechanical.
2. Install work in neat and orderly manner.
3. Make structurally, mechanically and electrically sound throughout.
4. Maintain to give safe, continuous service at required times and to provide safe working conditions.
5. Modify and extend system as work progress requires.

3.2 INSTALLATION

1. Locate units to provide equitable distribution of heat and air movements.
2. Locate to avoid interference with, or hazards to:
 1. Work or movement of personnel.
 2. Traffic areas.
 3. Materials handling.

4. Storage areas.
5. Work of other Contractors.
6. Finishes.

3.3 OPERATION OF PERMANENT EQUIPMENT

1. The Construction Manager will coordinate with Mechanical Contractor.
2. The Mechanical Contractor will place permanent HVAC system in operation only upon written authorization by the Construction Manager.
3. Before operating the permanent HVAC equipment, the Mechanical Contractor shall confirm to the Construction Manager that:
 1. Inspection has been made by proper authorities.
 2. Systems, equipment piping, strainers, filters and associated operating items are sufficiently complete, cleaned, and ready for operation.
 3. Controls and safety devices are complete and tested, or adequate temporary controls are provided.
 4. Before operating the permanent HVAC equipment, the Contractor shall install temporary filters:
 1. For air handling units.
 2. For permanent ducts.

3.4 REMOVAL

1. Each Contractor shall completely remove temporary materials and equipment when no longer required, or on completion of construction.
2. Each Contractor shall clean and repair damage caused by temporary installation, and restore equipment to specified or original condition.
3. The Mechanical Contractor shall remove temporary filters and install new filters, or clean permanent filters, in the permanent HVAC system prior to final acceptance by the Owner.

END OF SECTION

SECTION 015200 - CONSTRUCTION FACILITIES & TEMPORARY CONTROLS

1. GENERAL

1.1 DESCRIPTION

1. Construction Manager and Contractors shall provide all temporary facilities throughout the construction period unless otherwise indicated in the Contract Documents.
2. Construction Manager and Contractors shall pay all costs for providing, maintaining and removing of all temporary facilities unless otherwise indicated in the Contract Documents.

1.2 RELATED WORK SPECIFIED ELSEWHERE

1. Temporary Electric: Section 015113.

2. FACILITIES

2.1 TEMPORARY SANITATION FACILITIES

1. Construction Manager will provide and maintain sanitary facilities for all personnel on the project.
2. The number of sanitary facilities required shall be based on the total number of workers employed on the site and shall be in accordance with the provisions of the applicable code.
3. Construction Manager will maintain sanitary facilities in a sanitary and clean condition at all times.

2.2 TEMPORARY WATER

1. Drinking Water: Contractor shall provide potable water for drinking purposes for all his personnel on the site. He shall furnish disposable drinking cups at water stations. Each water station shall be equipped with a suitable trash container for disposal of the drinking cups.
2. Construction Water: Construction Manager will provide and maintain tap locations for construction water of sufficiently pure and potable quality to avoid deleterious effect on any materials used. Location of construction water tap locations will be determined by the Construction Manager depending on the stage of construction of the incoming water service. Contractor shall provide and maintain all hoses, piping and valves as required for obtaining construction

water from taps provided by the Construction Manager.

2.3 TEMPORARY TELEPHONES

1. Construction Manager will not provide any telephones or fax machines for Contractor's personnel. Each Contractor is responsible for its own phones and fax machines.

2.4 FIELD OFFICE

1. During the period of the Work and until final acceptance of the project, the Construction Manager will provide a weatherproof building for the Construction Manager's Field Project Manager(s) and Superintendent(s). Contractor shall make provisions for its own field office, subject to approval by the Construction Manager.

2.5 FIRE PROTECTION

1. The Carpentry & General Work Contractor will provide and maintain temporary portable fire extinguishers on each floor level and building area. Number to conform to applicable codes.
2. Each Contractor shall provide additional fire extinguishers as required by OSHA regulations for its work.
3. Fire extinguishers shall be 10lb, Multi-Purpose (ABC) dry chemical, UL labeled, with a rating of 3a:40bc.

2.6 ACCESS ROADS AND PARKING AREAS

1. The Sitework Contractor will provide and maintain access roads on the site.
2. Neither the Construction Manager nor the Owner will provide parking for Contractor's personnel on or about the project site. All parking provisions required for Contractors will be solely the responsibility of the Contractors or their personnel.

2.7 STORAGE AREAS

1. The Construction Manager will assign storage areas on the site. Storage areas are extremely limited and will be assigned in a manner which will best facilitate the work.
2. Each Contractor shall provide all other storage space required for its work at off-site locations.

3. All combustible or flammable materials must be safely stored in a secured area in strict accordance with regulations, codes and laws enforced by local, State or Federal agencies, whichever is the most stringent.

2.8 FIRST AID STATION

1. The Construction Manager will provide and maintain an unmanned first aid station for all personnel in his jobsite office.

2.9 SECURITY

1. The Construction Manager will provide the following security measures at the site: Security lighting will be provided.
2. All other safety and security measures shall be the responsibility of each Contractor. These measures shall include but are not limited to the provision of secured storage for tools, construction equipment, and materials and equipment scheduled for installation in the building.

2.10 BENCH MARKS AND BASELINE

1. The Construction Manager will lay out and establish and maintain bench marks and baselines.
2. The Contractor shall lay out his own work and shall be responsible for the accuracy of same.
3. Each Contractor shall check grades, lines, levels and dimensions as shown on the drawings and shall promptly report errors or inconsistencies in same to the Construction Manager before Work proceeds.
4. The Contractor is responsible for damaging or altering the bench marks and baselines established by the Construction Manager and shall bear the costs of replacing same.

2.11 FIELD OFFICE AND STORAGE TRAILERS

1. Each Contractor shall provide and maintain its own field office and storage trailers as required.
2. Each Contractor shall provide temporary heat and power for its field office and storage trailer.
3. Each Contractor's field offices and storage trailers shall be located as directed by

the Construction Manager.

2.12 PROJECT SIGN

1. The Construction Manager will provide a Project Sign naming the major participants, as determined by the Owner.

2.13 TRASH DISPOSAL

1. Each Contractor shall be responsible for clean up and depositing its common trash in the dumpsters provided by the Construction Manager.
2. The Construction Manager will not provide a trash chute.
3. The Construction Manager will provide dumpsters, and will arrange for disposal of common, non-hazardous, work-related trash deposited in these dumpsters. The Masonry Contractor will provide dumpsters for the disposal/recycling of their material

2.14 HOISTING

1. Contractor shall provide its own materials hoists and cranes. No personnel hoist will be provided.

2.15 SCAFFOLDING AND WORKING PLATFORMS

1. The Carpentry & General Work Contractor will provide scaffolding in the auditorium for use by all contractors. Each Contractor shall provide all scaffolding required to perform its Work in all other areas.

2.16 SAFETY BARRICADES AND RAILINGS

1. The Structural Contractor shall provide barricades around elevator, stair, shaft and cut openings in floors and roofs, and edges of floors and roofs. All barricades shall at a minimum, be constructed of two runs of 1/2" diameter wire rope cable with adequate turn-buckle and eyes such that no more than 60' of cable need be loosened or removed at any given location for access. All cables shall be installed such that no more than 3" of deflection of the cable is achieved at any point between supports. The methods and materials used in barricading shall be in accordance with OSHA and local code regulations, and shall be approved by the Construction Manager prior to installation. Barricades will be installed immediately after the installation of the floor slab on any level or part of a level on the Building. Until a level has been fully barricaded, the Structural Contractor will be responsible for maintenance of the barricades. After a level has been fully barricaded, the Construction Manager will assume maintenance of

the barricades until a subsequent contractor requires the barricades to be removed in order to accomplish his work, at which time that contractor will assume maintenance of the barricades.

2. After the barricades are no longer needed, the Construction Manager will remove the barricades from the site. The Construction Manager will determine the location and scheduling of barriers to be removed.
3. Each Contractor shall provide for its own barricades at all other trenches, excavations, and locations not specifically identified in Paragraph 1 above.
4. Contractors who remove barricades shall be responsible for replacing them. If, after proper notification, in writing, from the Construction Manager the responsible Contractor does not correct his deficiencies in safety barricade placement, the Construction Manager reserves the right to undertake this work and backcharge the responsible Contractor(s).
5. During the execution of his work, Contractor will provide daily maintenance of, and upon completion of same, restore all barricades in a manner acceptable to prevailing safety standards enforced by local, State or Federal ordinance, whichever is most stringent. The intent is to leave no floor penetration or perimeter opening in an unsafe condition.
6. The Construction Manager shall arrange for temporary ladders required for access to each of the floor levels after the completion of floor slab work, and until the final stairs are ready for use.

2.17 PUMPING AND DRAINAGE

1. Each Contractor shall provide its own pumping and drainage.
2. When an area is released by one Contractor to another, the Contractor releasing an area shall be responsible for leaving it in a drained condition. The incoming Contractor shall assume responsibility for drainage on the day that he is scheduled to start work in the area. If the incoming Contractor is late in starting work, he shall assume responsibility for pumping and drainage arising as a result.

2.18 TEMPORARY BUILDING ENCLOSURES

1. The Carpentry & General Work Contractor will equip all temporary exterior doors of the building with self-closing hardware and padlocks.
2. All other temporary enclosures and protection shall be provided by the Contractor requiring the protection.

3. Temporary enclosures required due to late delivery of materials or untimely installation of work shall be the responsibility of the Contractor responsible for the delay.

2.19 TEMPORARY POWER AND LIGHTING

1. Each Contractor shall provide all extension cords and outlets as required for obtaining electric power from power centers provided by the Electrical Contractor. Refer to Section 015113 - TEMPORARY ELECTRIC.
2. Each Contractor shall provide its own additional temporary lighting of sufficient lighting levels to properly install his work.

2.20 TEMPORARY HEAT

1. Each Contractor shall provide temporary heat as required for its operations. Once a building has reached the “Permanent Enclosure” stage, temporary heat will be provided as specified in Section 015123 - TEMPORARY HEAT AND VENTILATION.
2. Equipment and methods of temporary heating shall be satisfactory to the Construction Manager.

2.21 PROTECTION OF ADJACENT MATERIALS

1. Each Contractor shall protect adjacent materials and finishes from damage as a result of its work.

2.22 CLEAN UP

1. Each Contractor shall arrange for clean up and removal of debris resulting from its operations, and shall dispose of debris in accordance with the provisions of Paragraph 2.13 above. Clean up shall be scheduled on a continual basis to ensure that building, grounds and public properties are maintained free from accumulations of waste materials and trash, but in any case not less than once a week.
2. The Contractor will ensure that all waste materials that are combustible or flammable will be removed from the building at the end of each work day. All trash considered to be edible by rodent will be disposed of in metal containers and removed by the end of the work day.
3. At completion of its Work, each Contractor shall remove waste materials, rubbish, tools, equipment, and clean up all exposed surfaces in preparation for

final cleaning.

4. If, after notification in writing from the Construction Manager, the Contractor does not correct its deficiencies in housekeeping within twenty four (24) hours, the Construction Manager reserves the right to undertake the Work and to backcharge the Contractor.
5. Final clean up prior to Owner occupancy shall be arranged for by the Construction Manager.

2.23 DUST PROTECTION

1. Each Contractor shall erect and maintain dust proof protection whenever its operations will produce dust and dirt that might filter through the building into occupied or finished areas. Contractor shall be responsible for all cleaning required due to its failure to provide such dust protection.

2.24 PROTECTION OF EXISTING CONSTRUCTION

1. Each Contractor shall be responsible for all damage that it may cause to materials and equipment stored or installed by other Contractors.

2.25 OTHER

1. Each Contractor shall provide any other Temporary Facilities and services that it requires and which are not specifically identified above.

3. PERMITS

- 3.1 The Construction Manager will obtain the Building Permit. All other permits are to be obtained and paid for by the Contractor requiring them.

4. EXECUTION

4.1 GENERAL

1. Each Contractor shall install all temporary facilities in accordance with applicable codes.
2. Each Contractor shall maintain temporary facilities for which it is responsible throughout the construction period.
3. Each Contractor shall remove all temporary facilities for which it is responsible when they are no longer required or when the Construction Manager directs the removal of same.

4. Each Contractor shall repair all damage to the Project Site caused by the installation of its temporary facilities.

END OF SECTION

SECTION 016200 - MATERIAL AND EQUIPMENT

1. GENERAL CONDITIONS

- 1.1 The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate apply to the Work specified in this Section.
- 1.2 Where work is to be executed under Separate Prime Contracts, the provisions of this Section apply to each Contract.

2. REQUIREMENTS INCLUDED

- 2.1 All materials and equipment incorporated into the Work shall:
 1. be new;
 2. conform to applicable specifications and standards; and
 3. comply with size, make, type and quality specified, or as specifically approved in writing by the Architect.
- 2.2 Manufactured and Fabricated Products shall conform to the following requirements:
 1. Designed, fabricated and assembled in accord with the best engineering and shop practices.
 2. Manufactured like parts of duplicate units to standard sizes and gauges, to be interchangeable.
 3. Two or more items of the same kind shall be identical, by the same manufacturer.
 4. Products shall be suitable for service conditions.
 5. Equipment capacities, sizes and dimensions shown or specified shall be adhered to unless variations are specifically approved in writing.
- 2.3 Contractor shall not use materials or equipment for any purpose other than that for which it is designated or is specified.
- 2.4 Materials removed from existing structures shall not be reused in the completed work unless specifically indicated or specified.
- 2.5 For materials and equipment specifically indicated or specified to be reused in the Work:

1. Contractor shall use special care on removal, handling storage and reinstallation, to assure proper function in the completed Work.
2. Arrange for transportation, storage and handling of products which require off-site storage, restoration or renovation. Pay all costs for such work.

3. MANUFACTURER'S INSTRUCTIONS

3.1 When Contract Documents require that installation of work shall comply with manufacturer's printed instructions, Contractor shall obtain and distribute copies of such instructions to parties involved in the installation, including two copies to Construction Manager.

1. Maintain one set of complete instructions at the job site during installation and until completion.

3.2 Contractor shall handle, install, connect, clean, condition and adjust products in strict accord with such instructions and in conformity with specified requirements.

1. Should job conditions or specified requirements conflict with manufacturer's instructions, Contractor shall consult with Construction Manager for further instructions.
2. Contractor shall perform work in accord with manufacturer's instructions. Contractor shall not omit any preparatory step or installation procedure unless specifically modified or exempted by Contract Documents.

4. TRANSPORTATION AND HANDLING

4.1 Contractor shall arrange deliveries of Products in accord with construction schedules, coordinate to avoid conflict with work and conditions at the site.

1. Deliver Products in undamaged condition, in manufacturer's original containers or packaging, with identifying labels intact and legible.
2. Contractor shall immediately on delivery, inspect shipments to assure compliance with requirements of Contract Documents and approved submittals, and that Products are properly protected and undamaged.

4.2 Contractor shall provide equipment and personnel to handle Products by methods to prevent soiling or damage to Products or packaging.

5. STORAGE AND PROTECTION

- 5.1 Contractor shall store Products in accord with manufacturer’s instructions, with seals and labels intact and legible.
1. Contractor shall store Products subject to damage by the elements in weathertight enclosures.
 2. Contractor shall maintain temperature and humidity within the ranges required by manufacture’s instructions.
- 5.2 Exterior Storage
1. Contractor shall store fabricated Products above the ground, on blocking or skids, to prevent soiling or staining. Cover Products which are subject to deterioration with impervious sheet coverings; provide adequate ventilation to avoid condensation.
 2. Contractor shall store loose granular materials in a well-drained area on soiled surfaces to prevent mixing with foreign matter.
- 5.3 Contractor shall arrange storage in a manner to provide easy access for inspection. Contractor shall make periodic inspections of stored Products to assure that Products are maintained under specified conditions, and free from damage or deterioration.
- 5.4 Contractor shall store flammable materials so as to prevent contact with flames and fire. Conform with manufacturer’s recommendations and local laws. Pay particular attention to storage of:
1. Roof insulation.
 2. Roofing materials, including solvents.
 3. Paint materials.
 4. Cleaning and other solvents.
 5. Fuels.
- 5.5 Protection after Installation:
1. Contractor shall provide substantial coverings as necessary to protect installed Products from damage from traffic and subsequent construction operations. Remove when no longer needed.

6. SUBSTITUTIONS AND PRODUCT OPTIONS

6.1 Product List.

1. Within 30 days after Contract Date, Contractor shall submit to Construction Manager a complete list of major products proposed to be used, with the name of the manufacturer and the installing Contractor.

6.2 Contractor's Options.

1. For Products specified only by reference standard, Contractor shall select any Product meeting that standard.
2. For Products specified by naming several Products or manufacturers, Contractor shall select any one of the Products or manufacturers named which complies with the specifications.
3. For Products specified by naming one or more Products or manufacturers and "or equal", Bidders must, during the bidding period, submit a request for substitutions for any Product or manufacturer not specifically named. See provisions in Paragraph 1.6.3.
4. For Products specified by naming only one Product and manufacturer, there is no option; and Contractor shall provide the precise Product specified.

6.3 Substitutions.

1. Until a date no later than seven (7) days before the date Bids are due, Architect will consider written requests from bidders for substitution of Products. **The contractor will submit any substitution requests to the Construction Manager for transmittal to the Architect. The architect will review requests and will notify Bidders in an Addendum if the requested substitution is acceptable.**
2. Should the Bidder desire a substitution, it shall submit a separate request for each Product, supported with complete data, with drawings and samples as appropriate, including:
 1. Comparison of the qualities of the proposed substitution with that specified.
 2. Changes required in other elements of the Work because of the substitution.
 3. Effect on the construction schedule.
 4. Cost data comparing the proposed substitution with the Product specified.
 5. Any required license fees or royalties.

6. Availability of maintenance service, and source of replacement materials.
3. Architect, in its sole discretion, shall be the judge of the acceptability of the proposed substitution.
4. A request for a substitution constitutes a representation that Bidder:
 1. has investigated the proposed Product and determined that it is equal to or superior in all respects to that specified;
 2. will provide the same warranties or bonds for the substitution as for the Product specified;
 3. will coordinate the installation of an accepted substitution into the Work, and make such other changes as may be required to make the Work complete in all respects; and
 4. waives all claims for additional costs, under his responsibility, which may subsequently become apparent.
- 6.4 Architect will review requests for substitutions with reasonable promptness, and notify Bidders, in writing, through the Construction Manager, of the decision to accept or reject the requested substitution. Any decision to accept a substitution must be confirmed in an Addendum issued during the bidding period in order to be valid. Oral approvals will not be binding.

END OF SECTION

SECTION 017329 - CUTTING AND PATCHING

1. GENERAL

- 1.1 Definition: “Cutting and Patching” includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.
- 1.2 Refer to Other Sections of these specifications for specific cutting and patching requirements and limitations applicable to individual units of work.
- 1.3 Structural Work: Do not cut and patch structural work in a manner resulting in a reduction of load carrying capacity or load deflection ratio. Submit proposal and request and obtain Architect's/Engineer's approval before proceeding with cut and patch of structural work.
- 1.4 Operational/Safety Limitations: Do not cut and patch operational elements and safety components in a manner resulting in decreased performance, shortened useful life, or increased maintenance. Submit proposals and requests and obtain Architect's/Engineer's approval before proceeding with cut and patches of structural work.
- 1.5 Visual/Quality Limitations: Do not cut and patch work exposed to view (exterior and interior) in manner resulting in noticeable reduction of aesthetic qualities and similar qualities, as judged by Architect/Engineer.
 1. Engage the original Installer/Fabricator, or (if not available) an acceptable equivalent entity, to cut and patch the following categories of exposed work but not limited to
 2. Exterior wall materials, ie., curtain wall
 3. Finish floor materials, ie., substrate, carpet, ceramic tile
 4. Walls
 5. Ceilings
- 1.6 Limitation on Approvals: Architect's/Engineer's approval to proceed with cutting and patching does not waive right to later acquire removal/replacement of work found to be cut and patched in an unsatisfactory manner, as judged by Architect/Engineer.

2. MATERIALS

- 2.1 General: Use materials for cutting and patching that are identical to existing materials. If identical materials are not available, or cannot be used, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for cutting and patching that will result in equal or better

performance characteristics.

3. EXECUTION

- 3.1 Inspection: Before cutting, examine surfaces to be cut and patched and conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding with the work.
- 3.2 Temporary Support: To prevent failure provide temporary support of work to be cut.
- 3.3 Protection: Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations.
1. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
 2. Take precautions not to cut existing pipe, conduit or duct serving the building but scheduled to be relocated until provisions have been made to bypass them.
- 3.4 Cutting: Cut the work using methods that are least likely to damage work to be retained or adjoining work. Where possible review proposed procedures with the original installer; comply with original installer's recommendations.
1. Where cutting is required use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut through concrete and masonry using a cutting machine such as a carborundum saw or core drill. Cut holes and slots neatly to size required with minimum disturbance of adjacent work. To avoid marring existing finished surfaces, cut and drill from the exposed or finished side into concealed surfaces. Temporarily cover openings when not in use.
- 3.5 Patching: Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work.
1. Restore exposed finishes of patched areas and where necessary extend finish restoration into retained adjoining work in a manner which will eliminate evidence of patching and finishing.

END OF SECTION

SECTION 017700 – CONTRACT CLOSEOUT

1. DESCRIPTION OF REQUIREMENTS

1.1 Provisions of this section apply to the procedural requirements for the actual close out of the Work, not to the administrative matters such as final payment or the change over of insurance. Close out requirements relate to both substantial and final completion of the Work; they also apply to individual portions of completed work as well as the Total work. Specific requirements contained in other sections have precedence over the general requirements contained in this section.

2. PROCEDURES AT SUBSTANTIAL COMPLETION

2.1 Prerequisites: Contractor shall comply with the General Conditions and complete the following before requesting inspection of the Work, or a designated portion of the Work, for certification of substantial completion:

1. submit executed warranties, workmanship bonds, maintenance agreements, inspection certificates, releases of liens, tax certification and similar required documentation for specific units of work, and documents needed to enable Owner's unrestricted occupancy and use;
2. submit record documentation, maintenance manuals, tools, spare parts, keys and similar operational items;
3. complete instructions of Owner's operating personnel, and start up of systems; and
4. complete final cleaning and remove temporary facilities and tools.

2.2 Inspection Procedures: Upon receipt of Contractor's request, Architect/Engineer will either proceed with inspection or advise Construction Manager of prerequisites not fulfilled. Following initial inspection, Architect/Engineer will either prepare certificate of substantial completion, or advise Construction Manager of work which must be performed prior to issuance of certificate. The Architect/Engineer will repeat the inspection when requested and assure that the work has been substantially completed. Results of the completed inspection will form the initial "punch list" for final acceptance.

2.3 Punch List Procedures: Each Contractor shall be given a copy of the punch list with its appropriate work identified. Each Contractor shall be given 9 (nine) calendar work days to complete their punch list work. On the 10th day or as determined by the Construction Manager the Construction Manager shall employ other Contractors, as required, to complete any incomplete punch list work and retain from the appropriate Contractors retainage all costs incurred.

3. PROCEDURES AT FINAL ACCEPTANCE

3.1 Re-inspection Procedure: The Architect/Engineer will re-inspect the Work upon receipt of the Contractor's written notice that, except for those items whose completion has been delayed due to circumstances that are acceptable to the Architect/Engineer, the Work has been completed, including punch list items from earlier inspections. Upon completion of re-inspection, the Architect/Engineer will either recommend final acceptance and final payment, or will advise the Contractor of work not completed or obligations not fulfilled as required for final acceptance. If necessary, this procedure will be repeated.

4. CLOSEOUT DOCUMENTATION

4.1 Record Drawings: Contractor shall maintain a complete set of either blue or black line prints of the contract documents and shop drawings for record mark up purposes throughout the Contract Time. Contractor shall mark up these drawings during the course of the Work to show both changes and the actual installation, in sufficient detail to form a complete record for Owner's purposes giving particular attention to work that will be concealed and difficult to measure and record at a later date, and Work which may require servicing or replacement during the life of the project. Require the entities marking prints to sign and date each mark up. Bind prints into manageable sets, with durable paper cover, appropriately labeled.

4.2 Installation, Operation and Maintenance (IOM) Manuals: Contractor shall provide 3-ring vinyl covered binders containing required maintenance manuals, properly identified and indexed and including operating and maintenance instructions extended to cover emergencies, spare parts, warranties, inspection procedures, diagrams, safety, security, and similar appropriate data for each system of equipment item.

4.3 State Tax Certification: Contractor shall provide recent Delaware State Tax Certification form as issued by State of Delaware, Department of Finance, Division of Revenue, Carvel State Office Building, 820 N. French Street, Wilmington, Delaware 19801.

4.4 AIA Documents: Contractors shall provide the following AIA documents with their final payment application submission:

- AIA G732, Application for Payment for 100% Complete
- AIA G732, Final Application for Payment for Retainage
- AIA G704-CMA, Certificate of Substantial Completion – 4 originals
- AIA G706, Affidavit of Payment of Debts & Claims
- AIA G706A, Affidavit of Release of Liens
- AIA G707, Consent of Surety

4.5 Release of Liens: Contractors shall provide the following release of liens with their final payment application submission:

- Prime Contractor's Release of Liens
- Subcontractors' & Suppliers' Release of Liens (major subs and suppliers)

5. GENERAL CLOSE OUT REQUIREMENTS

5.1 Operator Instruction: Contractor shall require each Installer of systems requiring continued operation and maintenance by Owner's operating personnel, to provide on location instruction to Owner's personnel, sufficient to ensure safe, secure, efficient, non-failing utilization and operation of systems. Contractor shall provide instructions for the following categories of work:

1. Mechanical/electrical/electronic systems (not limited to work of Divisions 22, 23 and 26).
2. Roofing, flashing, joint sealers.
3. Floor finishes.
4. Door hardware.

6. FINAL CLEANING

6.1 At the time of project close out Contractor shall clean or reclean the Work to the condition expected from a normal, commercial building cleaning and maintenance program. Complete the following cleaning operations before requesting the Architect/Engineer's inspection for certification of substantial completion:

1. Remove non-permanent protections and labels.
2. Polish glass.
3. Clean exposed finishes.
4. Touch up minor finish damage.
5. Clean or replace mechanical systems filters.
6. Remove debris.
7. Broom clean unoccupied spaces.
8. Sanitize plumbing and food service facilities.
9. Clean light fixtures and replace burned out lamps.
10. Sweep and wash paved areas.
11. Police yards and grounds.

END OF SECTION

SECTION 093000 – TILING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

1. Porcelain Wall Tile.
2. Cementitious Backer Units.
3. Metal Edge Strips.
4. Stone Thresholds as part of tile installations

- B. Related Sections:

1. Division 07 Section "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.
2. Division 09 Section "Gypsum Board" for glass-mat, water-resistant backer board.

1.3 DEFINITIONS

- A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 apply to Work of this Section unless otherwise specified.
- B. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4, ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in "American National Standard Specifications for Installation of Ceramic Tile."
- C. Module Size: Actual tile size plus joint width indicated.
- D. Face Size: Actual tile size, excluding spacer lugs.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.

- C. Samples for Initial Selection: For each type of tile and grout indicated. Include Samples of accessories involving color selection. Provide one set.
- D. Qualification Data: For qualified Installer.
- E. Master Grade Certificates: For each shipment, type, and composition of tile, signed by tile manufacturer and Installer.
- F. Product Certificates: For each type of product, signed by product manufacturer.
- G. Material Test Reports: For each tile-setting and -grouting product.

1.5 QUALITY ASSURANCE

- A. Source Limitations for Tile: Obtain tile from one source or producer.
 - 1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.
- B. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from one manufacturer and each aggregate from one source or producer.
- C. Source Limitations for Other Products: Obtain each of the following products specified in this Section from a single manufacturer for each product:
 - 1. Joint sealants.
- D. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Build mockup of wall tile installation.
 - 2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- E. Mandatory Preinstallation Conference: A mandatory preinstallation conference between all trades shall be conducted on site prior to construction beginning.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.
- B. Store tile on elevated platforms, under cover, and in a dry location.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.
- D. Store liquid materials in unopened containers and protected from freezing.

- E. Handle tile that has temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

1.8 EXTRA MATERIALS

- A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.
 - 2. Grout: Furnish quantity of grout equal to 3 percent of amount installed for each type, composition, and color indicated.

PART 2 - PRODUCTS

2.1 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.
 - 1. Provide tile complying with Standard grade requirements unless otherwise indicated.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCA installation methods specified in tile installation schedules, and other requirements specified.
- C. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.
- D. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.
 - 1. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.

2.2 TILE PRODUCTS

A. Porcelain Tile Type One (CT):

1. Manufacturers: Subject to compliance with requirements, provide products by the following:
 - a. Daltile
2. Composition: Porcelain
3. Module Size: 6 inches by 20 inches.
4. Pattern: Veranda
5. Thickness: 5/16 inch
6. Tile Color: As Selected from Manufacturer's full range of colors
7. Grout Color: As Selected from Manufacturer's full range of colors.
8. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile.

2.3 SETTING MATERIALS

A. Latex-Portland Cement Mortar (Thin Set): ANSI A118.4.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Custom Building Products.
 - b. Laticrete International, Inc.
 - c. MAPEI Corporation.
 - d. TEC; a subsidiary of H. B. Fuller Company.
2. Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at Project site.
3. Provide prepackaged, dry-mortar mix combined with styrene-butadiene-rubber liquid-latex additive at Project site.
4. For wall applications, provide mortar that complies with requirements for nonsagging mortar in addition to the other requirements in ANSI A118.4.

2.4 GROUT MATERIALS

A. Latex-Portland Cement Grout: ANSI A118.7 for materials described in Section H-2.4, composed as follows:

1. Mixture of Dry-Grout Mix and Latex Additive: Mixture of factory-prepared, dry-grout mix and latex additive complying with the following requirements:
 - a. Unsanded Dry-Grout Mix: Dry-set grout complying with ANSI A118.7 for materials described in Section H-2.3, for joints 1/8 inch and narrower.
 - b. Latex Additive: Styrene butadiene rubber.

2.5 ELASTOMERIC SEALANTS

- A. General: Provide sealants, primers, backer rods, and other sealant accessories that comply with the following requirements and with the applicable requirements in Division 07 Section "Joint Sealants."
 - 1. Use primers, backer rods, and sealant accessories recommended by sealant manufacturer.
- B. Colors: Provide colors of exposed sealants to match colors of grout in tile adjoining sealed joints unless otherwise indicated.
- C. One-Part, Mildew-Resistant Silicone Sealant: ASTM C 920; Type S; Grade NS; Class 25; Uses NT, G, A, and, as applicable to nonporous joint substrates indicated, O; formulated with fungicide, intended for sealing interior ceramic tile joints and other nonporous substrates that are subject to in-service exposures of high humidity and extreme temperatures.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. Dow Corning Corporation; Dow Corning 786.
 - b. GE Silicones; a division of GE Specialty Materials; Sanitary 1700.
 - c. Laticrete International, Inc.; Latasil Tile & Stone Sealant.
 - d. Pecora Corporation; Pecora 898 Sanitary Silicone Sealant.

2.6 MISCELLANEOUS MATERIALS

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
- B. Metal Edge Strips: Angle or L-shape, height to match tile and setting-bed thickness, metallic or combination of metal and PVC or neoprene base, designed specifically for flooring applications; white zinc alloy exposed-edge material.
- C. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

2.7 MIXING MORTARS AND GROUT

- A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
- B. Add materials, water, and additives in accurate proportions.
- C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

2.8 TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A118.9 or ASTM C 1325, in maximum lengths available to minimize end-to-end butt joints.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. C-Cure; C-Cure Board 990.
 - b. Custom Building Products; Wonderboard.
 - c. FinPan, Inc.; Util-A-Crete Concrete Backer Board.
 - d. USG Corporation; DUROCK Cement Board.
 - 2. Thickness: 5/8 inch

2.9 STONE THRESHOLDS

- A. General: Provide stone thresholds that are uniform in color and finish, fabricated to sizes and profiles indicated to provide transition between all tile surfaces and adjoining finished floor surfaces.
 - 1. Fabricate thresholds to heights indicated, but not more than **1/2 inch** above adjoining finished floor surfaces, with transition edges beveled on a slope of no greater than 1:2. Must be ADA compliant.
- B. Marble Thresholds: Provide marble thresholds complying with ASTM C 503 requirements for exterior/interior use and with a minimum abrasive-hardness value of 10 per ASTM C 241.
 - 1. Provide bone color (Botticino), honed marble complying with the Marble Institute of America's Group A requirements for soundness.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
 - 1. Verify that substrates for setting tile are firm, dry, clean, free of coatings that are incompatible with tile-setting materials including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
 - 2. Verify that concrete substrates for tile floors installed with thin-set mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.
 - a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.

- b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.
 3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.
 4. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with thin-set mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.
- B. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

3.3 TILE INSTALLATION

- A. Comply with TCA's "Handbook for Ceramic Tile Installation" for TCA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.
 1. For the following installations, follow procedures in the ANSI A108 Series of tile installation standards for providing 95 percent mortar coverage:
 - a. Tile floors composed of tiles 8 by 8 inches or larger.
 - b. Tile floors composed of rib-backed tiles.
- B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

1. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.
 2. Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.
 3. Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise indicated.
- E. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.
- F. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles. Provide per TCA recommendations as indicated in TCA No. EJ171 for wall and floor surfaces.
1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
 2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."
- G. Metal Edge Strips: Provide and install Schluter System strips for transitions from tile to adjacent materials on floors and for wall transitions and corner applications. Refer to drawings for details

3.5 WALL TILE INSTALLATION

- A. Install types of tile designated for wall installations to comply with requirements in the Ceramic Tile Wall Installation Schedule, including those referencing TCA installation methods and ANSI setting-bed standards.
1. Porcelain Wall Tile Material and Thin Set Bed Installation.
 - a. Materials: ANSI A137.1 for tile, ANSI A118.4 for latex Portland cement mortar and ANSI A118.7 for polymer modified grout.
 - b. Installation:
 - i. CMU Walls: TCNA W202I for tile. Provide Laticrete Hydrobarrier for all CMU walls to receive tile.
- B. Joint Widths: Install tile on walls with the following joint widths:
1. Wall Tile: [1/16 inch](#)
- C. Back Battering: For installations indicated, obtain 100 percent mortar coverage by complying with applicable special requirements for back buttering of tile in referenced ANSI A108 series of tile installation standards:
- D. Tile wall installations composed of tiles [4 by 4 inches](#) or larger.
- E. Tile wall installations in wet areas.

3.7 CLEANING AND PROTECTING

- A. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
 - 1. Remove latex-Portland cement grout residue from tile as soon as possible.
 - 2. Unglazed tile may be cleaned with acid solutions only when permitted by tile and grout manufacturer's written instructions, but no sooner than 10 days after installation. Protect metal surfaces, cast iron, and vitreous plumbing fixtures from effects of acid cleaning. Flush surface with clean water before and after cleaning.
 - 3. Remove temporary protective coating by method recommended by coating manufacturer that is acceptable to brick and grout manufacturer. Trap and remove coating to prevent it from clogging drains.

- B. Finished Tile Work: Leave finished installation clean and free of cracked, chipped, broken, unbonded, and otherwise defective tile work.

- C. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure tile is without damage or deterioration at the time of Substantial Completion.
 - 1. When recommended by tile manufacturer, apply a protective coat of neutral protective cleaner to completed tile walls and floors. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear.
 - 2. Prohibit foot and wheel traffic from tiled floors for at least 7 days after grouting is completed.

- D. Before final inspection, remove protective coverings and rinse neutral cleaner from tile surfaces.

- E. At substantial completion, provide owner with complete maintenance and cleaning data from manufacturer for every type of tile used.

END OF SECTION 093000

SECTION 096240 - MODULAR ATHLETIC FLOORING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Scope

1. The complete installation of modular sports surfacing system including the interlocking suspended high-impact polypropylene copolymer tile of proprietary formulation, supportive acoustical underlayment and striping.

B. Related work specified under other sections.

1. CONCRETE SUBFLOORS - SECTION 03

- a. The general contractor shall furnish and install the concrete subfloors.
- c. The slab shall be steel troweled to a medium-dense finish to a tolerance of $\pm 1/8"$ in any 10' radius. Floor Flatness and Floor Levelness (FF and FL) numbers are not recognized. High spots shall be ground level and low spots filled with approved leveling compound.

1.2 REFERENCES

A. ASTM (American Society for Testing & Materials)

1. ASTM C1028
2. ASTM D 256
3. ASTM D 638
4. ASTM D 648
5. ASTM D 696
6. ASTM D 785
7. ASTM D 1929
8. ASTM E 1745
9. ASTM G-21

1.3 SUBMITTALS

- A. Sport Court® Defense™ specifications.
- B. One sample of specified system, if requested by Architect.
- C. Sport Court Floor Care & Maintenance Guide.
- D. Current installation instructions as published Sport Court.

1.4 QUALITY ASSURANCE

- A. MATERIAL SUPPLIER: Shall be Sport Court.
- B. INSTALLER:

1. The complete installation of the flooring system, as described in these specifications, shall be carried out by an experienced installer (Flooring Contractor), and the work shall be performed in accordance with current installation instructions of Sport Court.
2. Installer (Flooring Contractor) shall be liable for all matters related to installation for a period of one year after the floor has been substantially installed and completed.
3. Successful bidder must submit minimum of five (5) completed modular projects of similar magnitude and complexity with the last two (2) years. Bidder must provide tile samples and product accessories as well as maintenance information.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Materials must be delivered in Sport Court's original, unopened and undamaged packaging with identification labels intact.
- B. Store material protected from exposure to harmful weather conditions, on a clean, dry, flat surface protected from possible damage.
- C. Storage conditions shall be 55°F to 80°F.

1.6 SITE CONDITIONS

- A. In order to prevent damage and not void the warranty, installation of modular materials shall not commence until all other finishes and overhead mechanical trades have completed their work in the modular floor areas.
- B. Permanent heat, light and ventilation shall be installed and operating during and after installation. Subfloors shall be clean, dry, free from dirt, dust, oil, grease, paint, old adhesive residue, or other foreign materials.
- C. Moderate room temperature of 55°F to 80°F shall be maintained for 72 hours prior to, during, and 72 hours after installation.
- D. Flooring installation shall not begin until levelness of the concrete subfloors have been met. The installation area shall be closed to all traffic and activity for a period to be set by the flooring contractor.
- E. Environmental Limitations
 1. Comply with Sport Court's requirements.
 2. Adhere to all MSDS requirements for materials employed in the work. Protect all persons from exposure to hazardous materials at all times.
- F. After modular floors are installed and the game lines painted, the area is to be closed to allow curing time for the system, typically 3-5 days. No other trades or personnel are allowed on the floor until it has been accepted by the owner.

1.7 WARRANTY

- A. Sport Court warrants that the materials it has supplied will be free from manufacturing defects for a period of ten (10) years. The foregoing warranty is in lieu of and excludes all other warranties not expressly set forth herein, whether express or implied in operation of law or otherwise, including, but not limited to, any implied warranties of merchantability or fitness. This warranty is expressly limited to the flooring materials (goods) supplied by Sport Court.

This warranty does not cover floor damage caused (wholly or in part) by fire, winds, floods, moisture, other unfavorable atmospheric conditions or chemical action, nor does it apply to damage caused by ordinary wear, misuse, abuse, negligent or intentional misconduct, aging, faulty building construction, concrete slab separation, faulty or unsuitable subsurface or site preparation, settlement of the building walls or faulty or unprofessional installation of Sport Court flooring systems.

- B. Sport Court shall not be liable for incidental or consequential losses, damages or expenses directly or indirectly arising from the sale, handling or use of the materials (goods) or from any other cause relating thereto, and their liability hereunder in any case is expressly limited to the replacement of materials (goods) not complying with this agreement or, at their election, to the repayment of, or crediting buyer with, an amount equal to the purchase price of such materials (goods), whether such claims are for breach of warranty or negligence. Any claim shall be deemed waived by buyer unless submitted to Sport Court in writing within 30 days from the date buyer discovered, or should have discovered, any claimed breach.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Sport Court Defense™ Suspended Flooring - Imperial, solid-top design shall be, high-impact polypropylene, copolymer suspended modules with an equilateral triangle-support structure as supplied by Sport Court or approved equal. The tile shall have a positive locking system.
- B. Size – 12” x 12” x ½“ (30.48cm x 30.48cm x 12.7mm)
- C. Weight - 0.85 lbs. (386g)
- D. Material Test Results
1. Rockwell hardness (ASTM D 785): 65 R
 2. Heat deflection @ 66 psi (ASTM D 648): 85°C
 3. Tensile Yield Strength (ASTM D 638): 3,000 psi
 4. Elongation at Yield (ASTM D 638): 5%
 5. Notched Izod (ASTM D 256): 4.0 (FT-LBS / IN) at 23°C
- E. Product Test Results
1. Friction Test (ASTM C1028) Dry /Wet: 0.60 / 0.61
 2. Flatness: 0.0mm ±.25mm
 3. Lateral Forgiveness™: +0.045 / -0
- F. Load Bearing Capacity: 200 psi
- G. Underlayment – Multi-purpose recycled rubber underlayment having a thickness of one and a half millimeters (1.5 mm), a density of 40-50 pounds per square foot, and a Durometer of 60 ± 5 on the Shore M or Shore A scales.
- H. Sanitary Information
1. Resistance to fungi (when tested in compliance with ASTM G-21 and MIL standard 810-D procedure 508.3). All basic organisms tested (ATCC #6205-11797) and were found to have zero growth.

2. Resistance to the following:
 - a. Bacteria and mildew resistance
 - b. Gram-positive bacterial Staphylococcus Aureus
 - c. Gram-negative Klebsiella Pneumoniae
 - d. Pink-staining organism
 - e. STV Reticulum
 - f. Surface fungi growth prior to and following leaching
- I. Game Line Paint
 1. Primer – proprietary tile primer as supplied by Sport Court.
 2. Paint – aliphatic polyurethane as supplied by Sport Court. Select from standard colors.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Inspect concrete slab for contamination, dryness and levelness. Report any discrepancies to the general contractor.
- B. Concrete slab shall be broom cleaned, mopped and dust free by the general contractor.
- C. Installer (Flooring Contractor) shall document all working conditions as specified in PART 1 – GENERAL prior to starting installation. Report any discrepancies to the general contractor.

3.2 INSTALLATION

- A. Underlayment – One and a half millimeter (1.5mm) rubber underlayment will be unrolled and allowed to relax. All butt joints shall be properly trimmed, fitted, and seamed together with an approved all-purpose tape.
- B. Floor will be installed to pre-approved layout.
- C. Provide approved transition pieces at thresholds and floor finish changes.
- D. Proper expansion must be at all vertical obstructions minimum of 3/4 Inch
- E. Floor surface shall be clean and dust free.
- F. Game Lines
 1. Use only high-quality masking tape approved by Sport Court.
 2. Lines shall be primed and painted using Sport Court proprietary primer and recommended aliphatic polyurethane paint.
 3. Provide game lines as indicated on drawings.
- G. Wall Base (optional) - Install vinyl base anchored to walls with base cement.
- H. Remove all excess and waste materials from the area of work. Dispose of empty containers in accordance with federal and local statutes.

END OF SECTION 096240

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Resilient base.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples: For each type of product indicated, in manufacturer's standard-size Samples but not less than 12 inches long, of each resilient product color, texture, and pattern required.

1.3 QUALITY ASSURANCE

1.4 PROJECT CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer in spaces to receive resilient products.

B. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer.

C. Install resilient products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 RESILIENT BASE

A. Resilient Base:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

- a. Johnsonite.
- b. Approved Equal

- B. Resilient Base Standard: ASTM F 1861.
 - 1. Material Requirement: Johnsonite Reveal
 - 2. Style: Straight (flat or toeless).
- C. Minimum Thickness: 1/4”.
- D. Height: 4 inches.
- E. Lengths: Manufacturer standard 8’ lengths.
- F. Outside Corners: Job mitered.
- G. Inside Corners: Job mitered.
- H. Finish: As selected by Architect from manufacturer's full range.
- I. Colors and Patterns: As indicated by manufacturer's designations.

2.2 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- C. Do not install resilient products until they are same temperature as the space where they are to be installed.
 - 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- D. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.2 RESILIENT BASE INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient base.
- B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
- C. Install resilient base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned.
- D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
- E. Do not stretch resilient base during installation.

3.3 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of resilient products.
- B. Cover resilient products until Substantial Completion.

END OF SECTION 096513

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Vinyl composition floor tile (Fritz)
2. Rubber interlocking 3/8" floor tiles

B. Related Work specified elsewhere

1. Resilient base – Section 096513

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples: For each color and pattern of floor tile required.

C. Maintenance data.

1.3 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: As determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

1.4 PROJECT CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer in spaces to receive floor tile.

B. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer.

C. Close spaces to traffic during floor tile installation.

D. Close spaces to traffic for 48 hours after floor tile installation.

E. Install floor tile after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 VINYL COMPOSITION FLOOR TILE

- A. Products: Subject to compliance with requirements, patching of the existing VCT flooring shall match existing.

2.2 INTERLOCKING RUBBER FLOOR TILE

- A. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Tuff-N-Easy rubber interlocking 3/8" floor tiles or approved equal, distributed by MatsMatsMats.com. Color to be selected by the Architect and the owner. Product to be installed per the manufacturers requirements.
- B. Material: SBR bonded granular recycled rubber, with EPDM in colored tiles.
- C. Thickness: 3/8 inch
- D. Size: 28.5 x 28.5 inches
- E. Density: 60 lb/cubic foot
- F. Compression & Recovery: 99.4% after 48 hours; 99.7% after 96 hours
- G. Chemical Behavior: Resistant to water, diluted acids and alkaline solutions. Chemically neutral and UV resistant.
- H. Colors and Patterns: As selected by Architect from full range of manufacturer's colors.

2.3 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by manufacturer to suit floor tile and substrate conditions indicated.
- C. Floor Polish: Provide protective liquid floor polish products as recommended by manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Concrete Substrates: Prepare according to ASTM F 710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 - 3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
 - 4. Moisture Testing: Perform tests recommended by floor covering manufacturer. Proceed with installation only after substrates pass testing.
 - a. Perform relative humidity test using in situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 75% relative humidity level measurement.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install floor tiles until they are same temperature as space where they are to be installed.
 - 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- E. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.2 FLOOR TILE INSTALLATION

- A. Comply with manufacturer's written instructions for installing floor tile.
- B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
 - 1. Lay tiles square with room axis to match existing.
- C. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.
 - 1. Lay tiles with grain running in direction to match existing.

- D. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.
- E. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent, nonstaining marking device.
- G. Adhere floor tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

3.3 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of floor tile.
- B. Floor Polish: Remove soil, visible adhesive, and surface blemishes from floor tile surfaces before applying liquid floor polish.
 - 1. Apply two coat(s).
- C. Cover floor tile until Substantial Completion.

END OF SECTION 096519

SECTION 096813 – TILE CARPETING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Modular Tufted Carpet Tile.
 - 2. Carpet installation.
- B. Related Sections include the following:
 - 1. Division 9 Section "Resilient Wall Base and Accessories" for resilient wall base and accessories installed with carpet.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include manufacturer's written data on physical characteristics, durability, and fade resistance. Include installation recommendations for each type of substrate required.
- B. Shop Drawings: Show the following:
 - 1. Columns, doorways, enclosing walls or partitions, built-in cabinets, and locations where cutouts are required in carpet.
 - 2. Carpet type, color, and dye lot.
 - 3. Seam locations, types, and methods.
 - 4. Type of subfloor.
 - 5. Type of installation.
 - 6. Pattern type, repeat size, location, direction, and starting point.
 - 7. Pile direction.
 - 8. Type, color, and location of edge, transition, and other accessory strips.
 - 9. Transition details to other flooring materials.
- C. Samples: For each of the following products and for each color and texture required. Label each Sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.
 - 1. Carpet: 12-inch square Sample.
 - 2. Exposed Edge Stripping and Accessory: 12-inch long Samples.

3. Carpet Seam: 18-inch Sample.

D. Product Schedule: Use same room and product designations indicated on Drawings and in schedules.

E. Maintenance Data: For carpet to include in maintenance manuals specified in Division 1. Include the following:

1. Methods for maintaining carpet, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
2. Precautions for cleaning materials and methods that could be detrimental to carpet.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who is certified by the Floor Covering Installation Board or who can demonstrate compliance with its certification program requirements.

B. Fire-Test-Response Characteristics: Provide products with the critical radiant flux classification indicated in Part 2, as determined by testing identical products per ASTM E 648 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

C. Product Options: Products and manufacturers named in Part 2 establish requirements for product quality in terms of appearance, construction, and performance. Other manufacturers' products comparable in quality to named products and complying with requirements may be considered. Refer to Division 1 Section "Substitutions."

D. Mockups: Before installing carpet, install mockups for each type of carpet installation required to demonstrate aesthetic effects and qualities of materials and execution. Install mockups to comply with the following requirements, using materials indicated for the completed Work:

1. Install mockups in the location and of the size indicated or, if not indicated, as directed by Architect.
2. Notify Architect seven days in advance of dates and times when mockups will be installed.
3. Demonstrate the proposed range of aesthetic effects and workmanship.
4. Obtain Architect's approval of mockups before starting work.
5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
6. Approved mockups may become part of the completed Work if undamaged at time of Substantial Completion.

1.5 DELIVERY, STORAGE, AND HANDLING

A. General: Comply with CRI 104, Section 5, "Storage and Handling."

1.6 PROJECT CONDITIONS

- A. General: Comply with CRI 104, Section 6.1, "Site Conditions; Temperature and Humidity."
- B. Environmental Limitations: Do not install carpet until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- C. Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

1.7 WARRANTY

- A. General Warranty: Special warranty specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Special Carpet Warranty: Written warranty, signed by carpet manufacturer agreeing to replace carpet that does not comply with requirements or that fails within specified warranty period. Warranty does not include deterioration or failure of carpet due to unusual traffic, failure of substrate, vandalism, or abuse. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
 - 1. Warranty Period: 10 years from date of Substantial Completion.

1.8 EXTRA MATERIALS

- A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Carpet: Full-width rolls equal to 7 percent of amount installed for each type indicated, but not less than 10 sq. yd.

PART 2 - PRODUCTS

2.1 CARPET TILE

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
- B. Products: Subject to compliance with requirements, provide one of the following:
 - 1. Shaw Contract Flooring-
 - a. Pattern: 2square Tile (L7 Series)
 - b. Colors: 90585 Four Sided with Custom Accent Color

- 2. Architect Approved Equal
- C. Fiber Content: 100% eco Q® solution
- D. Dye Method: 100% solution dyed
- D. Pile Characteristic: multi-level pattern loop
- E. Pile Thickness: .315
- F. Stitches: 12 per inch.
- G. Gauge: 1/12”
- H. Backing System: ecoworx
- I. Size: 24”x24”
- J. Applied Soil-Resistance Treatment: SSP®
- K. Antimicrobial Treatment: Manufacturer's standard material

2.2 INSTALLATION ACCESSORIES

- A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided by or recommended by the following:
 - 1. Carpet manufacturer.
- B. Adhesives: Water-resistant, mildew-resistant, nonstaining type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet and that is recommended by the following:
 - 1. Carpet manufacturer.
- L. Seaming Cement: Hot-melt adhesive tape or similar product recommended by carpet manufacturer for taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams.
- M. Metal Edge Strips: Extruded aluminum with mill finish of width shown, of height required to protect exposed edge of carpet, and of maximum lengths to minimize running joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet

performance. Verify that substrates and conditions are satisfactory for carpet installation and comply with requirements specified.

- B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:
 - 1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by the following:
 - a. Carpet manufacturer.
 - 2. Subfloor finishes comply with requirements specified in Division 3 Section "Cast-in-Place Concrete" for slabs receiving carpet.
 - 3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPRATION

- A. General: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and carpet manufacturer's written installation instructions for preparing substrates indicated to receive carpet installation.
- B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, and depressions in substrates.
- C. Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. Use mechanical methods recommended in writing by the following:
 - 1. Carpet manufacturer.
- D. Broom and vacuum clean substrates to be covered immediately before installing carpet. After cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust. Proceed with installation only after unsatisfactory conditions have been corrected.

3.3 INSTALLATION

- A. Direct Glue Down Installation: Comply with CRI 104, Section 8 and 13, "Direct Glue-Down Installation."
- B. Provide Head Installer with a 24" x 24" sample of each product to be installed, one week prior to installation beginning. Supply architect with a copy of the transmittal of the sample delivery to head installer.
- C. Comply with carpet manufacturer's written recommendations for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile. At doorways, center seams under the door in closed position.

- D. Do not bridge building expansion joints with carpet.
- E. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.
- F. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- G. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.
- H. Install pattern parallel to walls and borders.

3.4 CLEANING AND PROTECTION

- A. Perform the following operations immediately after installing carpet:
 - 1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
 - 2. Remove yarns that protrude from carpet surface.
 - 3. Vacuum carpet using commercial machine with face-beater element.
- B. Protect installed carpet to comply with CRI 104, Section 15, "Protection of Indoor Installations."
- C. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer.

END OF SECTION 096813